

ORDINANCE NO. 89 - 1

ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING ORDINANCE NO. 80-8, AS AMENDED BY ORDINANCE NO. 81-27, NO. 82-26, NO. 83-5, NO. 84-1, NO. 84-16, NO. 85-41 AND NO. 87-3, TO INCORPORATE CHANGES TO THE PALM BEACH COUNTY COMPREHENSIVE PLAN, PROVIDING FOR AMENDMENTS TO LAND USE PLAN ELEMENT; PROVIDING FOR ADDITION TO RECREATION AND OPEN SPACE ELEMENT; PROVIDING FOR CHANGES TO ADMINISTRATION SECTION; PROVIDING FOR CHANGES TO SEWER, POTABLE WATER, DRAINAGE AND SOLID WASTE ELEMENT; PROVIDING FOR CHANGES TO SPECIFIC PERMITTED COMMERCIAL AND INDUSTRIAL LOCATIONS AND SPECIAL LAND USE POLICIES AND REGULATIONS BY REFERENCE AREA; PROVIDING FOR AMENDMENTS TO THE TEXT OF THE PERFORMANCE STANDARDS SECTION; PROVIDING FOR LAND USE PLAN MAP CHANGES; PROVIDING FOR ELIMINATION OF TRANSFER OF DEVELOPMENT RIGHTS APPLICABILITY TO CONSERVATION AREAS; PROVIDING FOR CHANGES TO THOROUGHFARE PLAN; PROVIDING FOR CHANGES TO TRAFFIC CIRCULATION ELEMENT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the Local Government Comprehensive Planning Act of 1975, as amended, Section 163.3161, et seq., Florida Statutes, requires each local government in the State of Florida to adopt a Comprehensive Plan to guide and control future development; and

WHEREAS, the Board of County Commissioners of Palm Beach County, Florida, pursuant to said act, adopted Ordinance No. 80-8, establishing the Palm Beach County Comprehensive Plan; and

WHEREAS, s. 163.3184 (15)(1986) requires all amendments to Comprehensive Plans to be adopted by ordinance; and

WHEREAS, the Palm Beach County Local Planning Agency conducted public hearings on May 16, 1988; May 25, 1988, May 31, 1988; June 8, 1988; June 27, 1988; July 13, 1988; and August 3, 1988, to review proposed amendments to the Palm Beach County Comprehensive Plan and recommended proposed amendments to the Palm Beach County Board of County Commissioners pursuant to Chapter 163, Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners, as the governing body of Palm Beach County conducted public hearings pursuant to Chapter 163, Florida Statutes, on May 31, 1988; June 27, 1988; July 13, 1988; July 19, 1988; and August 3, 1988, to review the recommen-



1 dations of the Local Planning Agency; whereupon, the Board  
2 of County Commissioners then authorized the transmittal of  
3 the proposed changes to the Department of Community Affairs  
4 for its review and comments pursuant to Chapter 163, Florida  
5 Statutes.

6 WHEREAS, the Palm Beach County Board of County  
7 Commissioners conducted a public hearing on January 23, 1989  
8 to consider public comments and comments received from the  
9 Department of Community Affairs and the Treasure Coast  
10 Regional Planning Council pursuant to Chapter 163, Florida  
11 Statutes; and

12 WHEREAS, the Palm Beach County Board of County  
13 Commissioners as the governing body of Palm Beach County,  
14 Florida, voted to adopt amendments to its Comprehensive Plan  
15 pursuant to s. 163.3184 (15) at the above referenced meeting  
16 of January 23, 1989; and

17 WHEREAS, the notice requirements in Chapter 125 and  
18 166, Florida Statutes, are specifically declared to be  
19 superseded by s. 163.3184 (15) (1986).

20 NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY  
21 COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

22 SECTION I.

23 AMENDMENTS TO THE FUTURE LAND USE ELEMENT OF THE  
24 COMPREHENSIVE PLAN OF UNINCORPORATED PALM BEACH COUNTY.

25 The Palm Beach County Comprehensive Plan adopted as  
26 Palm Beach County Ordinance No. 80-8, Pages 11-58, (Land Use  
27 Element) as amended by Ordinances No. 81-27, No. 82-26, No.  
28 83-5, No. 84-1, No. 84-16, No. 85-41, and No. 87-3 is hereby  
29 amended as follows:  
30

31 A. COMMERCIAL POTENTIAL DESIGNATIONS. Beginning on  
32 Page 25, the Specific Permitted Commercial and Industrial  
33 Locations and Special Land Use Policies and Regulations by  
34



Reference Area section is hereby amended to add the following Commercial Potential designations:

1. Area No. 2

3. West side of Jupiter Farms Road, approximately one and three-quarter miles South of Indiantown Road, for the property more particularly described as follows:

A parcel of land in the SouthEast Quarter of Section 12, Township 41 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Section 12, thence North 89 degrees 55 minutes 41 seconds West along the South line of said Section 12 (the South line of Section 12 is assumed to bear North 89 degrees 55 minutes 41 seconds West and all other bearings stated herein are relative thereto) a distance of 91.10 feet to a point on the West right of way line of State Road No. 7, as shown in the Replat of Jupiter Farms and Groves, as recorded in Plat Book 24, Page 7, Palm Beach County Public Records, thence North 01 degrees 08 minutes 54 seconds East along said right-of-way line a distance of 631.33 feet to the SouthEast corner and the POINT OF BEGINNING of the herein described parcel of land; thence continue North 01 degrees 08 minutes 54 seconds East along said right-of-way line a distance of 696.99 feet to a point on the North line of the South half of the South half of said Section 12: thence North 89 degrees 56 minutes 05 seconds West along said North line a distance of 290.30 feet; thence South 02 degrees 26 minutes 30 seconds East a distance of 660.23 feet; thence North 87 degrees 17 minutes 21 seconds East a distance of 55.12 feet; thence South 02 degrees 46 minutes 37 seconds East a distance of 41.50 feet; thence North 89 degrees 29 minutes 57 seconds East a distance of 214.18 feet to the POINT OF BEGINNING.

Subject to rights-of-way and easements of record.

Containing 4.4459 Acres.

2. Area No. 3

2. North side of Bee Line Highway, approximately 2 1/2 miles Southeast of the intersection of Indiantown Road and Bee Line Highway, for maximum floor area of 100,000 square feet, for the property more particularly described as follows:

A Parcel of land in Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida, more particularly described as follows:

From the Point of intersection of the West line of the Southeast quarter of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida, with the Northeasterly right-of-way line of State Road No. 710, as said right-of-way is shown on Map recorded in Road Plat Book 2, Pages 149 to 153 inclusive, Public Records



of Palm Beach County, Florida, run Southeasterly along said right-of-way line, a distance of 599.70 feet to the POINT OF BEGINNING of the tract of land hereinafter described, thence Northeasterly at right angles to said right-of-way line, a distance of 590 feet; thence Southeasterly, at right angles, a distance of 850 feet; thence Southwesterly, at right angles, a distance of 590 feet to a point in said Northeasterly right-of-way line of State Road No. 710; thence Northeasterly along said right-of-way line, a distance of 850 feet to the POINT OF BEGINNING. Equal to 11.5± acres.

Subject to the following:

1. An easement and right-of-way for Public Highway purposes as in Right-Of-Way Deed dated December 21, 1962, and recorded in Official Record Book 854, Page 792, Public Records of Palm Beach County, Florida.

3. Area No. 7

12. Northeast corner of Alternate State Road A1A and Richard Road, for CS Zone only, for maximum two story structure(s), for the property more particularly described as follows:

Lots 43, 44, 45 and 46, KELSEY ACRES, PLAT NO. 2 (LESS AND EXCEPT that land taken or conveyed to the Department of Transportation for Highway Purposes as shown on Road Plat Book 4, Page 22, and as appear in instruments recorded as shown on Road Plat Book 4, Page 22, and as appear in instruments recorded in Official Record Book 3538, page 1834 and in Official Record Book 3543, page 332), according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, as in Plat Book 24, page 47.

Subject to restrictions, reservations and easements of record, property taxes for the year 1987.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

That part of Lot 46, according to the Plat of KELSEY ACRES ADDITION NO.2, as recorded in Plat Book 24, Page 47, in the Public Records of Palm Beach County, Florida, in Section 17, Township 42 South, Range 43 East;

Commence at the Northeasterly corner of said Lot 46; thence S 50 degrees 46 minutes 22 seconds West, along the Westerly line of said Lot 46, a distance of 116.20 feet to the POINT OF BEGINNING; thence continue South 50 degrees 46 minutes 22 seconds West, a distance of 20.05 feet to a point on a curve concave Southwesterly, having a tangent bearing of South 34 degrees 50 minutes 27 seconds East, through said point; thence Southeasterly along said curve having a radius of 5769.58 feet through an angle of 01 degrees 12 minutes 43 seconds an arc distance of 122.04 feet to a point on the Easterly line of said Lot 46; thence North 50 degrees 47 minutes 34 seconds East along said Easterly line a distance of 23.01 feet to a point on a curve concave Southwesterly and having a tangent bearing of North 32 degrees 44 minutes 08 seconds West through said point; thence Northeasterly along said curve having a radius of 6385.45 feet through an angle of 01



degrees 06 minutes 39 seconds, an arc distance of 122.25 feet to the POINT OF BEGINNING.

All as shown on the Right-Of-Way Map for State Road Alternate A1A, Section 93090-2522, Palm Beach County, Florida.

13. 400+ feet South of Northlake Boulevard, 150+ feet West of Lyndall Lane, for inventory storage and landscaping only, for access to Northlake Boulevard through north property only, for,

A parcel of land lying in the Northeast 1/4 of Section 19, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

The West 125 feet of the East 1/4 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 19, Less the Northerly 489 feet thereof.

SUBJECT TO an encroachment of a 4 X 4' Florida Power and Light Co. pad, located on the Southerly border of the subject property.

4. Area No. 8

15. East side of Suwanee Avenue, 440+ feet South of Okeechobee Boulevard, for landscaping, water retention and inventory storage only, for the property more particularly described as follows:

Block A, less the North 382 feet and less the South 55 feet, WESTGATE ESTATES, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 8, Page 38; said lands situate, lying and being in Palm Beach County, Florida.

16. Northwest corner of Westgate Avenue and Donnell Road, for CS Zone only, for the property more particularly described as follows:

A parcel of land which for reference shall be called Parcel "C", in the South Half (S1/2) of the West Half (W1/2), of the West Half (W1/2) of the Northeast Quarter (NE1/4), of the Northeast Quarter (NE1/4), of Section 25, Township 43 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

From the Southeast corner of the above described South Half (S1/2), run North along the East line of said South Half (S1/2), a distance of 103.60 feet to the point of beginning; thence continued along said East line a distance of 71.17 feet to a point; thence run West at an angle of 89 degrees 18 minutes 40 seconds, measured from South to West, a distance of 157.00 feet to a point; thence run Northeasterly at an angle of 165 degrees 55 minutes 24 seconds, measured from East through North to Northeast, a distance of 115.85 feet to a point; thence run South parallel to the East line



of said South Half (S1/2) a distance of 96.60 feet to a point; thence run East parallel to the South line of said South Half (S1/2) a distance of 260.00 feet to the point of beginning; less the East 10 feet thereof for road right-of-way, also less the following described parcel:

A parcel of land in the South Half (S1/2) of the West Half (W1/2) of the West Half (W1/2) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 25, Township 43 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:

From the Southeast corner of the above described South half (S1/2) run thence Northerly along the East line of said South Half (S1/2), a distance of 137.77 feet to the point of beginning; thence run Westerly angling 89 degrees 18 minutes and 40 seconds from South to West, a distance of 157 feet to a point; thence run Northerly, parallel to the East line of said South Half (S1/2), a distance of 37 feet to a point; thence run Easterly, parallel to the above described South line, a distance of 157 feet to a point in the East line of said South Half (S1/2); thence run Southerly along said East line a distance of 37 feet to the point of beginning.

A parcel of land which for reference shall be called Parcel "D", in the South Half (S1/2) of the West Half (W1/2) of the West half (W1/2) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 25, Township 43 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

The South 103.60 feet to the East 299.07 feet of the South Half (S1/2) of the West Half (W1/2) of the West Half (W1/2) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 25, Township 43 South, Range 42 East, in the County of Palm Beach, State of Florida, less the East 10 feet thereof for road right-of-way, and also less that portion conveyed to the County of Palm Beach for road right-of-way in Official Record Book 554, Page 308, Public Records of Palm Beach County, Florida.

A parcel of land which for reference shall be called Parcel "E", in the South Half (S1/2) of the West Half (W1/2) of the West Half (W1/2) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 25, Township 43 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of the above described South Half (S1/2) run East along the South line of said South Half (S1/2) a distance of 47.93 feet to a point; thence run North parallel to the East line of said South Half (S1/2), a distance of 103.60 feet to a point; thence run East parallel to the South line of said South Half (S1/2) a distance of 39.07 feet to a point; thence run North parallel to the East line of said South Half (S1/2) a distance of 96.60 feet to a point; thence run Southeasterly at an angle of 76 degrees 45 minutes 44 seconds, measured from South to East, a distance of 115.85 feet to a point; thence run North parallel to the East line of said South half (S1/2) a distance of 100.00 feet to a point; thence run West at an angle of 80 degrees 18 minutes 40 seconds, measured from South to East, a distance of 180 feet more or less to a point in the West line of said South Half (S1/2); thence run South along said West line a



distance of 274.2 feet more or less to the point of beginning; less that portion conveyed to the County of Palm Beach for right-of-way in Official Record Book 554, page 300, Public Records of Palm Beach County, Florida.

5. Area No. 9

12. South side of L.W.D.D. Lateral Canal No. 4, 394± feet West of Military Trail, but requiring unity of title for development with lot to south with frontage on Military Trail, for the property more particularly described as follows:

A parcel of land located in Section 36, Township 43 South, Range 42 East, and more particularly described as follows:

The West 215 feet of the North Quarter of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 36.

13. North side of Southern Boulevard (S.R. #80), South side of L.W.D.D. Lateral Canal No. 4, 1300± feet West of intersection of S.R. #80 and Jog Road (also industrial), for the property more specifically described as follows:

All of tracts 46, 47, 48, 53, 54, 67 and 68, including the West 1/2 of tract 55, the East 1/2 of tract 52, and the East 1/2 of tract 69, and the East 1/2 of tract 49 and including the East 1/2 of tract 72 and all of tract 73, lying North of St. Rd. 80; and that part of tract 74, in Block (5), lying North of the West Palm Beach Canal.

Block 5, Palm Beach Farms Company Plat No. 3, Page 132, Palm Beach County, Florida, according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Fl.; recorded in Plat Book 2, pages 45-54 inclusive; Range 42 East, Township 43 South and Section 34.

6. Area No. 14

9. Northwest corner of intersection of Lake Worth Road and Florida's Turnpike, for hotel and accessory uses only, for

A parcel of land in Tract 64, Block 24, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 2, Pages 45 to 54, inclusive, more particularly described as follows:

BEGINNING at the Southwest corner of said Tract 64, for the point of beginning; thence run Northerly along the West line of said tract a distance of 660 feet, more or less, to the Northeast corner thereof; thence run Easterly along the North line of said tract 329.28 feet to a point; thence run Southerly a distance of 660



feet, more or less, to a point in the South line of said tract; thence run Westerly 329.62 feet along the South line of said tract to the point of beginning; LESS State Road 802 right-of-way and LESS the following described portion thereof, to-wit: Commencing at the intersection of the West line of said Tract 64, Block 24, and the North right-of-way line of State Road 802 (Lake Worth West Road) as now laid out and in use; thence Northerly along the West line of said Tract 64, Block 24, a distance of 188.00 feet to the Point of Beginning; thence continue Northerly, along the West line of said Tract 64, Block 24, a distance of 55.26 feet to a point; thence Easterly, making an angle with the preceding course of 80 degrees 27 minutes 25 seconds measured from South To East, a distance of 25.02 feet to a point thence Southerly, at right angles to the preceding course, a distance of 54.50 feet to a point; thence Westerly, at right angles to the preceding course, a distance of 15.86 feet to the Point of Beginning.

10. West side of intersection of Jog Road and 10th Avenue North, on the North and South sides of 10th Avenue North, limited to office and retail uses of the Permitted and Special Exception Uses in the CG Zone of Greenacres City as of January 23, 1989, for the property more particularly described as follows:

Tract One (1), Block Twenty Two (22), PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof duly recorded in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, LESS the South 220 feet thereof, and less existing rights of way.

The South 15.0 feet of the North 55.0 feet of Tract 1, Block 22, as shown on Palm Beach Farms Company Plat no. 3, according to the Plat thereof, as recorded in Plat Book 2, pages 45 through 54, inclusive, Public Records of Palm Beach County, Florida.

LESS THE FOLLOWING PARCELS:

PARCEL 1

A parcel of land lying in the Northeast one-quarter of Section 22, Township 44 South, Range 42 East and being a part of Tract 1, Block 22, and a part of the road right-of-way lying East of said Tract 1, as shown on PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Pages 45 through 54, inclusive, Public Records, Palm Beach County, Florida, said parcel of land being more particularly described as follows:

Commencing at the North one-quarter corner of said section; thence South 03 degrees 05 minutes 03 seconds West, along the East line of said Northeast one-quarter of Section 22, and along the centerline of Jog Road, a distance of 827.82 feet to the centerline intersection of 10th Avenue North; thence, North 88 degrees 02 minutes 45 seconds West, along the Westerly prolongation of the centerline of 10th Avenue North, a distance of 40.01 feet to a point on the Westerly right-of-way line of Jog Rod and the POINT OF BEGINNING;



Thence, South 03 degrees 05 minutes 03 seconds West, along said Westerly right-of-way line, a distance of 79.51 feet; thence North 42 degrees 28 minutes 51 seconds West, a distance of 35.70 feet; thence, North 88 degrees 02 minutes 45 seconds West, along a line 54.0 feet South of, as measured at right angles to the Westerly prolongation of the centerline of said 10th Avenue North, a distance of 391.42 feet to the West line of said Tract 1; thence, North 01 degree 25 minutes 30 seconds East, along said West line, a distance of 108.00 feet; thence South 88 degrees 02 minutes 45 seconds East, along a line 54.0 feet North of, as measured at right angles to, the Westerly prolongation of the centerline of said 10th Avenue North, a distance of 395.53 feet; thence, North 47 degrees 31 minutes 09 seconds East, a distance of 35.01 feet to said Westerly right-of-way line of Jog Road; thence, South 03 degrees 05 minutes 03 seconds West, along said right-of-way line, a distance of 78.52 feet to the POINT OF BEGINNING.

Containing: 1.052 acres, more or less.

The bearings as referred to herein are based on an assumed North 90 degrees 00 minutes 00 seconds East along the North line of said Tract 1.

The North 40 feet of Tract 1, Block 22, as shown on PALM BEACH FARMS COMPANY PLAT NO. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45-54, inclusive, Public Records of Palm Beach County, Florida.

11. North side of Summit Boulevard, 320+ feet West of Military Trail, for the property more particularly described as follows:

The West 136 feet of the South half of the East half of Lot 4, Block 3, and the South 93.72 feet of the West 136 feet of the North half of the East half of Lot 4, Block 3, Plat no. 1, PALM BEACH PLANTATIONS (Model Land Company), according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 10, Page 20, LESS AND EXCEPTING therefrom that parcel conveyed to the County of Palm Beach, Florida as described in those certain deeds recorded in Official Record Book 2428, Page 1214 and Official Record Book 4771, Page 355.

AND

The East 136.00 feet of the West 272.00 feet of the East half of Lot 4, Block 3, Plat No. 1 Palm Beach Plantations (Model Land Company) a Subdivision of Section 1, Township 44 South, Range 42 East and recorded in Plat Book 10 Page 20; Public Records of Palm Beach County, Florida; LESS the South 37.00 feet thereof; and LESS the North 240.00 feet thereof.

AND

The East 13.54 feet of the West 285.54 feet of the North 259.24 feet of the South 292.24 feet of the East half of Lot 4, Block 3, of Plan No. 1 Palm Beach Plantations, as recorded in Plat Book 10 Page 20, Public Records of Palm Beach County, Florida.



Subject to an Agreement dated October 16, 1987 between grantor and grantee relating to the proceeds from that certain Eminent Domain Proceedings in the style of Palm Beach County, a political subdivision of the State of Florida, Case No. 86-3063 (CL).

7. Area No. 15

25. 150± feet East of Congress Avenue, 400± feet South of Forest Hill Boulevard, between Seminole Road on the North and Apalachee Road on the South, for the property more particularly described as follows:

The West 60 feet of the North 125 feet of Lot 7, in Block 10 of MEADOW PARK, a subdivision of part of Section 8, Township 44 South, Range 43 East, in the County of Palm Beach, Florida, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida and recorded in Plat Book 22, Page 7, TOGETHER WITH: Lot 12, replat of part of Block 10 of MEADOW PARK, as recorded in Plat Book 23, Page 143, in the office of the Clerk of the Circuit Court, Palm Beach County, Florida.

8. Area No. 16

19. On Hypoluxo Road between I-95 and High Ridge Road, ~~with frontage and access on Hypoluxo Road only~~ (delete special policy on access).

27. Southwest corner of the intersection of Lantana Road and Lawrence Road for professional office use only, for the property more particularly described as follows:

Lots 114 through 119, inclusive, and East 7.8 feet of Lot 120 of LAKE OSBORNE SUBDIVISION, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 9, Pages 42 and 43. LESS right-of-way of State Road S-812 as shown in Deed Book 979, Page 43. LESS the South 40 feet of the aforesaid lots as shown in Official Record Book 873, Page 386, Public Records of Palm Beach County, Florida.

AND

Lot 120, less the East 7.8 feet thereof, all of Lots 121 to 125, inclusive, and the East 21.7 feet of Lot 126, except that part taken for Lantana Road and LESS the South 40 feet thereof, LAKE OSBORNE SUBDIVISION, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida recorded in Plat Book 9, Pages 42 and 43.



## 9. Area No. 17

14. Southside of Lantana Road, 600± feet West of intersection of Lantana Road and Military Trail, for the property more particularly described as follows:

A certain 5,000 acre parcel of land, being a part of Lot 2, Tract 37 as shown on the government plat of the hiatus between Townships 44 and 45 South, Range 42 East, Palm Beach County, Florida; said parcel being specifically described as follows:

From the Southwest corner of Section 36, Township 44 South, Range 42 East, run (bearings cited herein are in a meridian assuming South 88 degrees 05 minutes 56 seconds East along the South line of said Southwest one-quarter (SW1/4) of said Section 36) South 88 degrees 05 minutes 56 seconds East, along the said South line of the Southwest one-quarter (SW1/4) of Section 36 and along the centerline of the 80 foot wide right-of-way of LANTANA ROAD (S.R. No. 812), a distance of 1817.31 feet; Thence, South 01 degree 54 minutes 04 seconds West, a distance of 40.00 feet to the Southerly right-of-way line of said LANTANA ROAD and the POINT OF BEGINNING of the herein described parcel; and from said POINT OF BEGINNING, run by the following numbered courses:

1. South 88 degrees 05 minutes 56 seconds East, along the said Southerly right-of-way, a distance of 145.41 feet; thence

2. Easterly, continuing along the said Southerly right-of-way line and along the arc of a 2904.93 foot radius curve, concave Northerly and having a central angle of 05 degrees 16 minutes 04 seconds and being tangent with the last described course, an arc distance of 267.08 feet; thence

3. South 01 degree 54 minutes 04 seconds West, a distance of 530.73 feet, more or less, to a point in the North line of the Northwest one-quarter (NW1/4) of Section 1, Township 45 South, Range 42 East; thence

4. South 89 degrees 50 minutes 42 seconds West, along the said North line of the Northwest one-quarter (NW1/4) of Section 1, a distance of 412.39 feet; thence

5. North 01 degree 54 minutes 04 seconds East, a distance of 533.26 feet, more or less, to the POINT OF BEGINNING.

Containing: 5,000 acres, more or less.

SUBJECT TO easements, reservations, restrictions, rights-of-way, conditions and limitations of record, without the intent to reimpose any of the same.

SUBJECT TO an easement over the South 55 feet thereof for Lake Worth Drainage District Lateral No. 16.

LESS THE FOLLOWING:

LEGAL DESCRIPTION: ADDITIONAL RIGHT-OF-WAY FOR LANTANA ROAD (ACQUISITION PARCEL NO. 127)



A parcel of land situate in Lot 2 of Hiatus Tract 37, Township 44 1/2 South, Range 42 East, Palm Beach County, Florida. Also being the Northerly 14.00 feet of that parcel of land described in official Record Book 3724, Page 984 of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Southwest corner of Section 36, Township 44 South, Range 42 East, Palm Beach County, Florida, thence South 88 degrees 29 minutes 51 seconds East, along the South line of said Section 36, a distance of 1817.31 feet, thence South 01 degree 30 minutes 09 seconds West, departing from the South line of said Section 36, a distance of 40.00 feet to the Southerly right-of-way line of Lantana Road and the POINT OF BEGINNING.

From the point of beginning, thence South 88 degrees 29 minutes 51 seconds East, along said right-of-way line, a distance of 138.77 feet (145.41 as described in above referenced official record book 3724) to the beginning of a curve, having a radius of 2904.93 feet, from which a radial line bears North 01 degree 30 minutes 09 seconds East, thence Easterly along said Southerly right-of-way line and along the arc of said curve, subtending a central angle of 05 degrees 16 minutes 04 seconds, a distance of 267.08 feet, thence South 01 degree 30 minutes 09 seconds West a distance of 14.06 feet to the non-radial intersection of a curve having a radial bearing of North 03 degrees 44 minutes 24 seconds West and a radius of 2918.93 feet, said point being 14.00 feet South, as measured at right angles to, said South right-of-way line, thence Westerly along the arc of said curve, and along a line 14.00 feet South of and parallel to said Southerly right-of-way line, subtending a central angle of 05 degrees 14 minutes 33 seconds, a distance of 267.08 feet; thence continuing along said parallel line, North 88 degrees 29 minutes 51 seconds West, a distance of 138.77 feet; thence North 01 degree 30 minutes 09 seconds East a distance of 14.00 feet to the POINT OF BEGINNING.

The above described parcel contains 0.130 acres, more or less.

15. Northeast corner of intersection of Lantana Road and Lyons Road, for the property more particularly described as follows:

Block 33, PALM BEACH FARMS COMPANY PLAT NO. 3, as recorded in Plat Book 2, Pages 45 through 54, Public Records of Palm Beach County, Florida, being in Sections 31 and 32, Township 44 South, Range 43 East, and being more particularly described as follows:

Commencing at the intersection of the West line of Tract 84, said Block 33, with a line that is 40.00 feet North of and parallel with the South line of said Section 31, said line being the North right-of-way line of Lantana Road (S.R. 812); thence South 87 degrees 57 minutes 25 seconds East, true bearing datum according



to the right-of-way map of Lantana West Road, Section No. 9353-151, dated January, 1953) along said 40 foot right-of-way line, 70.08 feet to a point which intersects said 40 foot right-of-way line with a line distant East, 70.00 feet by rectangular measurement from the said West line of Tract 84, said point being the POINT OF BEGINNING of this description; thence continue South 87 degrees 57 minutes 25 seconds East along said 40 foot right-of-way line, 43.55 feet; thence South 88 degrees 04 minutes 24 seconds East continuing along said 40 foot right-of-way line, 602.36 feet; thence North 01 degree 55 minutes 36 seconds East, 20.00 feet to a permanent reference monument (P.R.M.) marking the Southwesterly corner of LAKES OF SHERBROOKE PHASE 6, a distance of 35.94 feet; thence North, along said West line, 212.43 feet to a P.R.M. being a point of curvature; thence Northeasterly along said Westerly line being an arc of a curve concave to the Southwest having a radius of 300.00 feet, a central angle of 31 degrees 05 minutes 30 seconds, Northeasterly along the arc of the same curve having a central angle of 41 degrees 02 minutes 51 seconds, an arc distance of 214.92 feet to a point of reverse curve, concave to the Northeast having a radius of 468.57 feet, a central angle of 44 degrees 24 minutes 07 seconds; thence departing said curve, North 68 degrees 57 minutes 12 seconds West, 32.95 feet; thence South 69 degrees 49 minutes 49 seconds West, 33.71 feet to a point of curvature; thence Southwesterly along the arc of a curve concave to the Northeast having a radius of 266.00 feet, a central angle of 19 degrees 32 minutes 05 seconds, a distance of 90.69 feet; thence South 89 degrees 21 minutes 55 seconds West along the tangent of said curve, 25.00 feet; thence South 44 degrees 21 minutes 55 seconds West, 35.36 feet to a point on said line, distant East, 70.00 feet from the West line of Tract 84; thence South 00 degrees 38 minutes 05 seconds East along said line, 707.45 feet to the POINT OF BEGINNING.

16. Southwest corner of intersection of Hypoluxo Road and Jog Road, for the property more particularly described as follows:

A parcel of land lying in Block 40, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Pages 45 through 54, inclusive, public records, Palm Beach County, Florida, said parcel of land being all that part of said Block 40, lying Easterly and Northerly of the following specifically described line:

Commencing at the Northeast corner of said Block 40; thence, South 00 degrees 44 minutes 33 seconds West, along the West line of said Block 40, a distance of 55.00 feet to the intersection of the South right-of-way line of Lake Worth Drainage District lateral canal no. 18; thence, South 89 degrees 07 minutes 20 seconds East, along said right-of-way line, a distance of 2144.32 feet for a POINT OF BEGINNING.

Thence, South 00 degrees 52 minutes 40 seconds West, departing said right-of-way line, a distance of 968.72 feet; thence, South 44 degrees 07 minutes 20 seconds East, a distance of 565.69 feet; thence, South 89 degrees 07 minutes 20 seconds East, a distance of 688.60 feet to a point on the West right-of-way line of



Jog Road and the end of said specifically described line.

Containing: 33.07 acres, more or less.

Excepting the right-of-way for Lake Worth Drainage District lateral canal no.18, and subject to easements, restrictions, reservations and rights-of-way of record.

17. Southeast corner of intersection of Hypoluxo Road and Jog Road, for CS Zone only, for medical and professional office use only, for the property more particularly described as follows:

The North one-half, of the Northeast one-quarter, of the Northeast one-quarter, of the Northeast one-quarter, of Section 10, Township 45 South, Range 42 East, except the North 56 feet and the West 40 feet for road and canal purposes. Also known as Lot 7, Block 1, PALM BEACH RANCHES, unrecorded. Lot 7, Block 1, Palm Beach Ranches is identical with the North one-half, of the Northeast one-quarter, of the Northeast one-quarter, of the Northeast one-quarter, of Section 10, Township 45 South, Range 42 East, all situated and being in Palm Beach County, Florida.

10. Area No. 18

12. Southeast corner of intersection of Boynton Beach Boulevard and Florida Turnpike, for the property more particularly described as follows:

A certain 32.4974 acre parcel of land lying in Section 28 and 29, Township 45 South, Range 42 East, Palm Beach County, Florida, and lying in Tracts 10 through 15. Inclusive, and in Tracts 17 through 22, inclusive Block 55, The PALM BEACH FARMS COMPANY PLAT NO. 3, as same is recorded in Plat Book 2 at Pages 45 through 54, inclusive, Public Records of Palm Beach County, Florida said lands being more particularly described as follows:

From the point of intersection of the East line of the West 35 feet of Tract 16 of said PALM BEACH FARMS CO. PLAT NO. 3 with the South line of the North 75 feet of said Tract 16, run (bearings cited herein are in a meridian assuming North 00-02-33 West along the West line of said Tract 16) North 89-25-54 East, along the said South line of the North 75 feet of Tract 16 and along the South line of the North 75 feet of said Tracts 15 and 14, a distance of 650.00 feet to the POINT OF BEGINNING of the herein described parcel of land; and ~~from said point of beginning~~ continue North 89 degrees 25 minutes 54 seconds East, along the said South line of the North 75 feet of Tract 14 and along the South line of Tracts 13, 12, 11 and 10, a distance of 1400.69 feet; thence South 00 degrees 34 minutes 06 seconds East, a distance of 25.00 feet to a point of curvature; thence Southwesterly, along the arc of a 790.00 foot radius curve, concave Northwesterly and being tangent with the last described course and whose 759.98 foot long chord bears South 28 degrees 10 minutes 56 seconds West, through a central angle of 57 degrees 30 minutes 04 seconds, an arc distance of 792.83 feet to a point of tangency; thence South 56



degrees 55 minutes 58 seconds West, along a line tangent with the last described curve, a distance of 100.00 feet to a point of curvature; thence Southwesterly, along the arc of a 710.00 foot radius curve, concave Southeasterly and being tangent with the last described course and whose 429.98 foot long chord bears South 39 degrees 18 minutes 25 seconds West, through a central angel of 35 degrees 15 minutes 07 seconds, an arc distance of 436.83 feet, more or less, to a point in a line parallel with and 1150.00 feet Southerly from (as measured at right angles to) the North line of said Tracts 10 through 16; thence South 89 degrees 25 minutes 54 seconds West, along the just described parallel line, a distance of 1247.64 feet, more or less, to a point lying 122.36 feet Easterly from (as measured along said parallel line) the West line of Tract 17 of said PALM BEACH FARMS CO. PLAT NO 3; thence North 30 degrees 53 minutes 32 seconds East, a distance of 180.08 feet; thence North 42 degrees 53 minutes 31 seconds East, a distance of 492.95 feet to a point of curvature; thence Northeasterly, along the arc of a 500.00 foot radius curve, concave Westerly and being tangent with the last described course and whose 365.28 foot long chord bears North 21 degrees 28 minutes 02 seconds East, through a central angle of 42 degrees 50 minutes 58 seconds, an arc distance of 373.93 feet to a point of tangency; thence North 00 degrees 02 minutes 33 seconds East, along a line tangent with the last described curve, a distance of 225.00 feet, more or less, to the POINT OF BEGINNING. CONTAINING 32.4974 acres, more or less.

SUBJECT TO rights-of-way, easements and/or reservations of record, including, but not limited to, Deed Book 686 Page 3 (pertaining to Tracts 9 through 20, inclusive, and Tracts 22, 23 and 24), Deed Book 142 Page 428 (pertaining to Tract 19), Deed Book 181 Page 254 (pertaining to Tract 13), Deed Book 205 Page 441 (pertaining to Tract 11), Deed Book 327 Page 471 (pertaining to Tract 15), Deed Book 446 Page 359 (pertaining to tract 15), Deed Book 646 Page 303 (pertaining to Tracts 9 through 12, inclusive, 15, 16 and 24) and a canal reservation recorded in Official Record Book 1994 at Page 1615 (pertaining to Tracts 10, 11 and 13 through 16, inclusive).

#### 11. Area No. 19

14. East side of Old Dixie Highway, 600+ feet Southwest of intersection of Old Dixie Highway and Federal Highway (U.S. #1), for the property more particularly described as follows:

Lots 70 and 71 (now 70) of amended Plat of Trade Winds Estates, according to the plat thereon, as recorded in Plat Book 21, page 73 of the Public Records of Palm Beach County.

#### 12. Area No. 20

16. Southwest corner of intersection of Delray West Road and Markland Lane, with South one hundred twenty (120) feet for open space and buffer use



only, for the property more particularly described as follows:

Lots 15, 16, 17, 18, 19, 20, 21 and 22, BREEZY ACRES SUBDIVISION, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 20, page 79.

17. South side of Delray West Road, 400± feet East of Florida Turnpike, on front 2.0± acres only, CS Zone use only, with no direct access onto Delray West Road; for the property more particularly described as follows:

North 262± feet only of Tract 1, Section 20, Township 46 South, Range 42 East; According to the plat of the PALM BEACH FARMS CO. PLAT NO 1; as recorded in Plat Book 2, Pages 26 to 28 inclusive. South 382± feet of Tract 1 is excluded.

(See Reference Area No. 20, Special Policy No. 1.)

13. Area No. 22

7. North side of Glades Road, 1250± feet West of Lyons Road, for professional office use only, for CS Zone only and no retail use. Maximum three story structure(s) and cross access with West portion of Tract 92 (Ford parcel), for the property more particularly described as follows:

The East 130 feet of Tract 92 (less the South 65 feet) of Block 77, PALM BEACH FARMS PLAT NO. 3, according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida recorded in Plat Book 2, Page 45.

8. North side of Glades Road, 1380± feet West of Lyons Road, for professional office use only, for CS Zone only and no retail use. Maximum three story structure(s) and cross access with East portion of Tract 92 (Bonvie parcel), for the property more particularly described as follows:

The West 200 feet of Tract 92 (less the South 25 feet), Block 77, PALM FARMS COMPANY PLAT NO. 3, as recorded in Plat Book No. 2, Pages 45 to 54, inclusive, Public Records of Palm Beach County, Florida.



B. INDUSTRIAL POTENTIAL DESIGNATIONS. Beginning on Page 25, the Specific Permitted Commercial and Industrial Locations and Special Land Use Policies and Regulations by Reference Area section is hereby amended to add the following Industrial Potential designations.

1. Area No. 8

6. Southeast corner of intersection of Cherry Road and Country Club Road, for IL Zone only, for office-warehouse use only, for the property more particularly described as follows:

Beginning at a point in the West line of the East 1/2 of the Southeast 1/4 of Section 25, Township 43 South, Range 42 East, said point being 1250.00 feet North of the South line of said Section 25; thence continue Northerly along said West line a distance of 700.00 feet; thence run Easterly, at an angle of 90 degrees 21 minutes 00 seconds with the preceding course, measured from South to East, a distance of 615.00 feet; thence run Southerly at an angle of 89 degrees 39 minutes 00 seconds with the preceding course, measured from West to South, a distance of 700.00 feet; thence run Westerly, a distance of 615.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following parcel conveyed by Grace United Methodist Church, Inc. to Palm Beach County by deed of May 12, 1980, described as follows:

A parcel of land for drainage purposes, 90 feet in width, in the East 1/2 of the Southeast 1/4 of Section 25, Township 43 South, Range 42 East, Palm Beach County, Florida, more particularly bounded as follows:

1. On the North by the South right-of-way line of Cherry Road as laid out and in use;

2. On the East by the West line of Golfview Heights, a subdivision recorded in Plat Book 24, Page 8, Public Records of Palm Beach County.

3. On the South by the following described line: Begin at a point 1250 feet North of the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 25, as measured along the East line of said Southwest 1/4 of the Southeast 1/4; thence Easterly and parallel with the East-West 1/4 section line of said Section 25 to the West line and its Southerly prolongation of said Golfview Heights.

4. On the West by a line parallel to and 90 feet Westerly from, as measured at right angles to, the said West line of Golfview Heights.



maximum 1.1 dwelling units per 1.0 acre only, on the South side of Pierson Road, one mile West of intersection of Pierson Road and South Shore Boulevard; West half of Section 20, Township 44 South, Range 41 East, Palm Beach County, Florida.

3. Area No. 20

1. The Land Use Plan Category is changed from Low to Medium Residential to Medium to Medium High Residential, on the South side of Delray West Road, 400+ feet East of Florida Turnpike, for the property more particularly described as follows:

Tract 1, Section 20, Township 46 South, Range 42 East; according to the plat of the PALM BEACH FARMS COMPANY PLAT NO. 1; as recorded in Plat Book 2, Pages 26 to 28 inclusive.

Congregate Living Facility (CLF) Type 3 use permitted on rear 2.9+ acres. No direct access onto Delray West Road for CLF use. (See Reference Area No. 20, Commercial Potential Reference No. 17.)

D. LAND USE PLAN MAP CHANGES. The Land Use Plan map is amended as follows:

1. The Land Use Plan Category is changed from Low to Medium Residential to Medium to Medium High Residential on the West side of Haverhill Road, 4700+ feet South of 45th Street, for the property more particularly described as follows:

The North 1/2, less the West 244 feet thereof of Tract 16, and the South 1/2 of Tract 16, according to the Plat of the Subdivision of Section 11, Township 43 South, Range 42 East, on file in the Office of the Clerk of the Circuit Court, as recorded in Plat Book 20, Page 53, Public Records of Palm Beach County, Florida.

2. The Land Use Plan Category is changed from Very Low Residential to Very Low to Low Residential on the South side of Pierson Road, one mile West of intersection of Pierson Road and South Shore Boulevard;



West half of Section 20, Township 44 South, Range 41 East, Palm Beach County, Florida.

3. The Land Use Plan Category is changed from Low to Medium Residential to Medium to Medium High Residential on the South side of Delray West Road, 400+ feet East of Florida Turnpike, for the property more particularly described as follows:

Tract 1, Section 20, Township 46 South, Range 42 East; according to the plat of the PALM BEACH FARMS COMPANY PLAT NO. 1; as recorded in Plat Book 2, Pages 26 to 28 inclusive.

#### SECTION II.

The Board hereby removes Transition Policy language of Land Use Plan Element, which is attached hereto and incorporated herein as EXHIBIT "A".

#### SECTION III.

The Board hereby adds Fine Arts and Culture section after Scope of Plan section of Recreation and Open Space Element, which is attached hereto and incorporated herein as EXHIBIT "B".

#### SECTION IV.

The Board hereby deletes last sentence from paragraph, Zoning and PUD Bonuses, after Land Use Plan Map Categories section of Land Use Plan Element, which is attached hereto and incorporated herein as EXHIBIT "C".

#### SECTION V.

The Board hereby modifies General Policy No. 11: Congregate Living Facility, of Land Use Plan Element, which is attached hereto and incorporated herein as EXHIBIT "D".

#### SECTION VI.

The Board hereby adds Congregate Living Facility definition to Definitions section of Administration, which is attached hereto and incorporated herein as EXHIBIT "E".

#### SECTION VII.

The Board hereby adds General Policy No. 13: Agricultural Residential-Special Exception Uses of Land Use Plan Element, which is attached hereto and incorporated herein as EXHIBIT "F".

#### SECTION VIII.

The Board hereby adds Public Ownership Zoning District to Applicability section of Performance Standards (in Land Use Plan Element) for a use not publicly owned,



which is attached hereto and incorporated herein as EXHIBIT "G".

SECTION IX.

The Board hereby adds Notification Requirement to Applications for Amendment To The Comprehensive Plan section of Administration, which is attached hereto and incorporated herein as EXHIBIT "H".

SECTION X.

The Board hereby adds Lot of Record definition to Definitions section of Administration, which is attached hereto and incorporated herein as EXHIBIT "I".

SECTION XI.

The Board hereby modifies language of Performance Standard 1. - Water Services of Land Use Plan Element, which is attached hereto and incorporated herein as EXHIBIT "J".

SECTION XII.

The Board hereby modifies language of Performance Standard 2. - Sewer Services of Land Use Plan Element, which is attached hereto and incorporated herein as EXHIBIT "K".

SECTION XIII.

The Board hereby replaces Performance Standard 5.- Market Analysis of Land Use Plan Element, which is attached hereto and incorporated herein as EXHIBIT "L".

SECTION XIV.

The Board hereby modifies, adds and deletes language on commercial potential and industrial potential of Land Use Plan Element and Administration, which is attached hereto and incorporated herein as EXHIBIT "M".

SECTION XV.

The Board hereby eliminates applicability of Transfer of Development Rights to Conservation Areas, which is attached hereto and incorporated herein as EXHIBIT "N".

SECTION XVI.

The Board hereby deletes from, adds to and modifies the Thoroughfare Plan, which is attached hereto and incorporated herein as EXHIBIT "O".

SECTION XVII.

The Board hereby changes language of Traffic Circulation Element, which is attached hereto and incorporated herein as EXHIBIT "P".

SECTION XVIII.

The Board hereby modifies Threshold Consistency definition of Definitions section of Administration, which is attached hereto and incorporated herein as Exhibit "Q".



APPROVED and ADOPTED by the Board of County Commissioners of Palm Beach County, Florida on the 23rd day of January, 1989.

PALM BEACH COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS

By: Carol Elmgren

Chair

Acknowledged by the Department of the State of Florida, on this, the 1st day of February, 1989, and Commissioners of Palm Beach County, Florida.

EFFECTIVE DATE: Acknowledgement from the Department of State received on the 6th day of February, 1989, at 1:32 P.M., and filed in the office of the Clerk of the Board of County Commissioners of Palm Beach County, Florida.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Van B. Cook

Assistant County Attorney

FILE:CPAMENDPROC\ORD89CPA

JOHN B. DUNKLE, CLERK  
Board of County Commissioners

By: Willa Owsen

DEPUTY CLERK

STATE OF FLORIDA, COUNTY OF PALM BEACH  
I, JOHN B. DUNKLE, ex-officio Clerk of the Board of County Commissioners certify this to be a true and correct copy of the original filed in my office on 2/23/89  
DATED at West Palm Beach, FL on 2/16/89  
JOHN B. DUNKLE, Clerk,  
By: [Signature] D.C.  
Deputy Clerk



## EXHIBIT "A"

\* The Board hereby removes Transition Policy language of Land Use Plan Element (p.24).

~~TRANSITION-POLICY:---Applications-for-zoning-change-or for-special-exceptions-which-have-been-certified-by-the Zoning-Division-as-complete-and-proper-prior-to-thirty (30)-days-after-the-adoption-of-the-Comprehensive-Plan shall-be-evaluated-separately-under-both-the-1972 Comprehensive-Plan-and-the-1980-Comprehensive-Plan-and may-be-approved-if-adjudged-compatible-with-either---If approved-under-the-1972-Plan-such-changes-shall-not-be considered-incompatible-with-the-1980-Comprehensive Plan.~~

~~Applications-for-zoning-change-or-for-special-excep- tions-which-have-been-submitted-to-the-Zoning-Division by-August-1,-1980,-but-which-have-not-been-certified-as complete-and-proper-shall-remain-active-for-a-period-of ninety-(90)-days-from-August-1,-1980---If-the-applica- tion-is-not-certified-within-the-ninety-(90)-day-period the-application-may-be-submitted-to-the-Board-of-County Commissioners-as-an-Administrative-Inquiry-for-the determination-by-the-Board-as-to-whether-the-applica- tion-shall-be-allowed-to-remain-active-for-an-addition- al-period-of-time---When-certified-the-application shall-be-evaluated-separately-under-both-the-1972 Comprehensive-Plan-and-the-1980-Comprehensive-Plan-and may-be-approved-if-adjudged-compatible-with-either---If approved-under-the-1972-Comprehensive-Plan-such-changes shall-not-be-considered-incompatible-with-the-1980-Com- prehensive-Plan.~~

~~Any-parcel-of-land-which-carries-a-zoning-classifica- tion--or--special--exception--in--conflict--with--the Comprehensive-Plan-as-of-the-date-adoption-of-the-Plan shall-be-considered-in-conformity-with-the-Plan-if-a valid-Development-Action-or-Order-is-granted-within thirty-(30)-days-after-the-date-of-adoption-of-the Comprehensive-Planning-Ordinance-by-the-Board-of-County Commissioners.~~



## EXHIBIT "B"

\* The Board hereby adds Fine Arts and Culture section after Scope of Plan section of Recreation and Open Space Element (p. 139).

FINE ARTS AND CULTURE

The Board of County Commissioners recognize the abundance of cultural resources which our County offers. Palm Beach County has the potential to develop significant cultural amenities in both the fine and design arts. The effort to develop these amenities will require participation by both public and private sectors throughout the County. This effort to broaden and enhance the County's varied cultural amenities will be part of a continuing effort to maintain and upgrade the overall atmosphere and ambience of Palm Beach County, as well as a mechanism to enhance recognition of the County as a unique place to work, live and enjoy the utmost of human potential.

It is the policy of the Palm Beach Board of County Commissioners that aesthetic and artistic issues are within the purview of the Board's regulatory powers and are properly included for consideration during the County's development review process.

Place in text after Goal VIII.

GOAL IX: The development of quality cultural, artistic, and design amenities in Palm Beach County.

OBJECTIVE 1: Encourage and facilitate the development of artistic, cultural, or historic programs, displays, shows or projects, of local or regional significance.

OBJECTIVE 2: Encourage and recommend that developers and design professionals work with the Board to enhance our quality of life through the use of superior architectural design, interior and exterior art works for the enjoyment of the public, and complimentary landscaping elements.

GOAL X: To make Palm Beach County's artistic and cultural resources accessible to all County residents and to encourage familiarization and utilization of these resources by all sectors of the population.

OBJECTIVE 1: Encourage the development of art appreciation programs in Palm Beach County schools.

OBJECTIVE 2: Encourage and support to the extent possible the development of "Arts in Public Places" programs in the municipalities.

OBJECTIVE 3: The County shall, when appropriate, seek funds from local, state, and federal agencies for the development of programs related to this goal.



## EXHIBIT "C"

\* The Board hereby deletes last sentence from paragraph, Zoning and PUD Bonuses, after Land Use Plan Map Categories section of Land Use Plan Element (p. 20).

ZONING AND PUD BONUSES. Zoning categories and PUD bonuses are set forth as an overlay to the density ranges established in the various categories in the Comprehensive Plan. The resulting densities are based on analysis of the major thoroughfare system at buildout and represent the density which must not be exceeded on projects in the remaining uncommitted part of an area if adopted levels of service are to be maintained. The recommended zoning classifications and bonuses are those which should normally provide the maximum density to be applied for and approved for zoning applications. ~~unless concurrent applications which average the recommended densities in the same general area are inaugurated, or if TDR's are included in the application.~~



## EXHIBIT "D"

\* The Board hereby modifies General Policy No. 11: Congregate Living Facility, of Land Use Plan Element (p. 24).

11. ~~Adult~~ Congregate Living ~~and-Foster-Care~~ Facilities (CLF) as defined in the ~~Local-Government~~ Administration section of the Comprehensive Planning Act, may be located ~~in-any-area-designated-as-M-MH or-MH-H~~ in the following Land Use Plan (LUP) Classifications: ~~System,--or-any-other-area-in which--extended--or--multi-family--dwellings--are permitted,--including--Agricultural--Districts--in accordance--with--regulations--established--in--the Palm-Beach-County-Zoning-Ordinance.~~

Type 1: Permitted as a use by right in all residential LUP classifications.

Type 2: Permitted as a special exception use in the AR, RM and RH zoning districts, and as a PUD in all residential LUP classifications.

Type 3: Permitted as a special exception in M-MH and MH-H LUP classifications, and as a PUD in all residential LUP classifications.

All Congregate Living Facilities shall be permitted in accordance with regulations established by Palm Beach County Zoning Ordinance 73-2, Section 500.37, as revised.

Maximum Permitted Occupancy for CLFs:

The maximum number of residents permitted in any Congregate Living Facility shall be as follows:

Type 1: 4 Persons

Type 2: 12 Persons

Type 3: The maximum residency shall conform to limits established by Ordinance 73-2, Section 500.37 D, 1, c and d, as revised, and shall not exceed the equivalent PUD densities and TDR density bonuses established in the Comprehensive Plan. For the purposes of establishing these densities, 2.6 residents shall be considered the density equivalent of one residential dwelling unit.

The maximum densities outlined in Ordinance 73-2 for Type 3 CLFs are not to be considered entitlement. The appropriate density for each Type 3 CLF shall be determined on an individual basis, taking under consideration site design, location, compatibility with surrounding land uses, existing densities and other applicable regulations.

Compatibility with Surrounding Land Uses:

In order to minimize potential negative impacts on both the CLF and the surrounding area, all



proposed CLFs should be designed in a manner which ensures compatibility with the existing densities, and the predominate height and architectural character of surrounding residential areas.



## EXHIBIT "E"

\* The Board hereby adds Congregate Living Facility definition to Definitions section of Administration (p. 1).

Congregate living facility. A residential land use consisting of any building or buildings, section of a building, or distinct part of a building, residence, private home, boarding home, home for the aged, or any other residential structure, whether or not operated for profit, which undertakes through its ownership or management to provide, for a period exceeding twenty-four (24) hours, housing, food service, and one (1) or more personal services for persons not related to the owner or administrator by blood or marriage, who require such services. In addition, the term "congregate living facility" shall include the term "adult foster home," as defined in Florida Statutes of Florida Administrative Code. The term "congregate living facility" shall not mean "nursing home," "intermediate care facility" or similar facility which provides medical care and support service to persons not capable of independent living.



## EXHIBIT "F"

\* The Board hereby adds General Policy No. 13: Agricultural Residential-Special Exception Uses of Land Use Plan Element (p. 24).

Commercial sales and service as a Special Exception in an Agricultural Residential (AR) Zoning District is not permitted in the L-M, M-MH, MH-H land use categories, unless it is accessory to an existing agricultural activity.



## EXHIBIT "G"

\* The Board hereby adds Public Ownership Zoning District to Applicability section of Performance Standards (in Land Use Plan Element) for a use not publicly owned (p. 47).

APPLICABILITY. The following Performance Standards shall be applied in the case of any change in the Land Use Plan and in the following zoning changes:

- Rezoning of any classification to Commercial.
- Rezoning of any classification to Industrial.
- Rezoning of any classification to a higher density residential category. (84-1)
- Application in any classification for a Commercial or Industrial PCD, PID, or PIPD. (87-3)
- Application for a Special Exception for any public, semi-public or recreational uses. (87-3)
- Any Subdivision or Special Exception Subdivision. (87-3)
- Application for Public Ownership (PO) Zoning District for a use not publicly owned.



## EXHIBIT "H"

\* The Board hereby adds Notification Requirement to Applications for Amendment To The Comprehensive Plan section of Administration (p. 5).

- All plan amendments, public and private, shall be heard by the Land Use Advisory Board (LUAB) at a public meeting. The LUAB public meeting shall be advertized consistent with the requirements of Chapter 163. Property owners within 500 feet of any private plan amendment shall be notified by mail of the time, dates and location of public meetings as well as the proposed changes in land use.



## EXHIBIT "I"

\* The Board hereby adds Lot of Record definition to Definitions section of Administration (p. 2).

Lot of Record. A lot which is in the same configuration as it was on August 4, 1980, as reflected in the Property Appraiser's records.



## EXHIBIT "J"

\* The Board hereby modifies language of Performance Standard 1.- Water Services of Land Use Plan Element (p. 47).

- A. The appropriate water utility must agree to supply water to the development.
- B. There shall be provided proof acceptable to the County Health Department that prior commitments of the utility plus the projected need of the applicant do not exceed the utility's supply and treatment capacity. (87-3)
- C. A project which is compatible with an approved Facilities Plan covering the area of the development and which includes a capital improvements program, shall be considered as providing sufficient evidence for compliance, provided that the capital improvements program indicates construction of facilities concurrent with proposed development phasing of the project. Special plans for individual systems, which are compatible with the approved Facilities Plans and are included in an adopted capital improvements programs are also acceptable as evidence of compliance. (87-3)
- D. On-site water treatment facilities shall not be permitted to be constructed in order to meet this performance standard except under certain specific circumstances as herein provided. Such facilities may only be permitted if the appropriate water utility cannot provide service at the time of application and if the proposed on-site water treatment facility is designed and installed in accordance with local utility standards so that there will be a takeover of operation and physical incorporation into the appropriate water utility system within a period of three (3) years. The proposed facility must be included in the approved Facilities Plan and must be part of an adopted capital improvements plan. The Local Planning Agency may, in exceptional circumstances, determine that there is sufficient evidence that a period of greater than three (3) years is justified. In all instances, the applicant must provide written confirmation from the appropriate water utility concerning ~~status of~~ service at the time of application and the capability of the proposed system being brought into the appropriate water utility system within the three (3) year period. Cost of construction and connection to the regional system shall be borne by the developer. Bona-fide agricultural and public recreational uses and public schools are exempt from these requirements. (84-1) (87-3)



## EXHIBIT "K"

\* The Board hereby modifies language of Performance Standard 2. - Sewer Services of Land Use Plan Element (p. 48).

- A. The appropriate sewer utility must agree to supply service to the development.
- B. There shall be provided proof acceptable to the County Health Department that prior commitments of the utility plus the projected needs of the applicant do not exceed the supplier's treatment capacity. (87-3)
- C. A project which is compatible with an approved Facilities Plan covering the area of the development and which includes a capital improvements program, shall be considered as providing sufficient evidence for compliance, provided that the capital improvements program indicates construction of Facilities concurrent with proposed development phasing of the project. Special plans for individual systems, which are compatible with the approved Facilities Plans and are included in an adopted capital improvements programs are also acceptable as evidence of compliance. (87-3)
- D. On-site sewage treatment facilities, except individual sewage disposal facilities as defined in Environmental Control Rule No. 1, shall not be permitted or constructed in order to meet this performance standard. Such facilities may only be permitted if the appropriate sewer utility cannot provide service at the time of application. If service cannot be provided and an on-site sewage treatment facility is proposed, the system must be designed and installed in accordance with local utility standards so there will be a takeover of operation and physical incorporation into the appropriate sewer utility within a period of three (3) years. The proposed facility must be included in the approved Facilities Plan and must be part of an adopted capital improvements plan. The Local Planning Agency may, in exceptional circumstances, determine that there is sufficient evidence that a period of greater than three (3) years is justified. In all instances, the applicant must provide written confirmation from the appropriate sewer utility concerning status of service at the time of application and the ~~capability~~ of the proposed system being brought into the appropriate sewer utility system within the three (3) year period. Cost of construction and connection to the regional system shall be borne by the developer. Bona-fide agricultural and public recreational uses and public schools are exempt from these requirements. (84-1) (87-3)



## EXHIBIT "L"

\* The Board hereby replaces Performance Standard 5.- Market Analysis of Land Use Plan Element (p. 51).

PERFORMANCE STANDARD 5. Market Analysis

~~In the case of commercial rezoning of less than five acres (5ac), the applicant shall provide information regarding the existing market for the proposed activity. In commercial rezonings of five acres or more, the applicant shall provide a professional market analysis indicating, among other things, the need for commercial development at the proposed location, the types of marketable commercial activities, and the projected area needs of the proposed development. (87-3)~~

~~The market analysis must consider project feasibility, suitability of commercial use, buying power, trade area, population and competition, including evaluation of any similar applications currently in process. The market analysis should be prepared more in terms of whether or not the proposed area can support commercial, as opposed to whether or not the area needs commercial. "The Shopping Center Handbook" of the Urban Land Institute's Community Builder's Handbook Series, may be used as a guide in developing the market analysis. (84-1)~~

In the case of commercial rezonings or special exceptions that are under 50,000 square feet or less than 5 acres, the petitioner does not need to provide a market analysis. A professional market analysis shall be provided by the petitioner for the following:

- A. all commercial rezonings of 50,000 square feet or more (gross floor area) or 5 acres or more;
- B. all special exceptions for a PCD of 50,000 square feet or more (gross floor area);
- C. all other special exceptions in a commercial zoning district of 50,000 square feet or more (gross floor area);
- D. a previously approved petition less than 50,000 square feet which requests an increase in gross square footage of the development to 50,000 square feet or more;
- E. a previously approved petition of 50,000 square feet or more which requests a redesign of the site which increases building square footage by 20% or more of the original approval; and,
- F. a request to change the use(s) for 50% or more of the gross square feet of an approved petition of 50,000 square feet or more, or 5 acres or more.

At a minimum, the professional market analysis should include the following:

location of the subject site; acreage of site; proposed use(s) and square footage; trade area (including map); population projections for trade area; square footage of competition within the trade area for existing, under construction and approved developments; location map showing competition; vacancy rates (for retail/strip



shopping centers, office, office/warehouse and mini-storage requests only); tenant composition (for retail/strip shopping centers and office requests only); buying power analysis (for retail requests only); absorption projections.

The professional market analysis must include a professionally accepted methodology and/or standard to determine when (by what year) the proposed project would be 95% absorbed. Clear documentation must be provided for all sources utilized in the market analysis. In addition, the market analysis should include any other information that would demonstrate project supportability.

If the market analysis does not include the mandatory items listed above, the petition will not be certified.

If a zoning petition is not certified within 6 months of the date of submittal to the Zoning Division, the market analysis will have to be updated before certification. If a zoning petition is certified but is not heard by the Board of County Commissioners within 6 months, the market analysis will have to be updated. However, in the above two cases, if a government agency is solely responsible for the delay (i.e., the petitioner is not at fault), an updated market analysis will not be required.

Population data are to be provided by the Palm Beach County Planning Division and must be utilized in the market analysis. If the petitioner wants to utilize other population projections, the petitioner may do so but must still include Palm Beach County Planning Division projections in the report. A clear justification for utilizing other projections must accompany the market analysis if the petitioner wants the County to take these projections into consideration.

Upon adoption and implementation of a commercial standard by the Board of County Commissioners, some or all elements of a market analysis may be waived. The adopted and implemented standard will be the criteria utilized to determine if additional rezonings, special exceptions, or increases in square footage shall be permitted.



## EXHIBIT "M"

\* The Board hereby modifies, adds and deletes language on commercial potential and industrial potential of land Use Plan Element and Administration.

\* Modify language in the Comprehensive Plan Maps section of Administration (p. 2).

2. COMPREHENSIVE PLAN MAPS

The official Land Use Plan Map ~~showing density and commercial and industrial potential~~ is located in the Department office. It consists of a series of individual sheets at a scale of 1" = 600' depicting boundaries of Land Use Plan categories, commercial and/or industrial potential areas, density adjustment overlay areas, and other use and density limitations. All ~~disputes regarding Plan category boundaries and density adjustment overlay areas~~ boundary determinations shall be ~~decided~~ made by using this these series of official maps. All ~~disputes regarding other land use and density limitations, including Commercial and Industrial Potential,~~ shall be decided using the text of the Comprehensive Plan.

Commercial and Industrial Potential are shown as shaded areas on the Land Use Plan Maps. An application for commercial or industrial zoning may only be certified if the parcel of land which is the subject of the application is determined to have commercial or industrial potential as shown on the Land Use Plan Maps. In some cases, rear portions of lots intended to have Commercial or Industrial Potential may appear to lie outside the mapped area due to the lack of detail of the Land Use Plan Maps and the actual configuration of a lot or lots. Therefore, the following principles shall apply in determining the specific depth of commercial or industrial potential of individual lots where a lot line is not coterminous with the mapped line.

However, no interpretive policy established herein shall extend the commercial or industrial potential beyond the mapped line on any lot if the remaining balance of the lot would be substandard for residential or other use permitted in the Plan category in which it would be located.

A. Existing Situation:

- 1) Single lot of record which extends beyond the commercial and/or industrial potential line, and
- 2) Land area beyond the potential line is less

Principle:

The area of the lot beyond the potential line is intended to have commercial and/or industrial potential and may be zoned commercial or industrial only if:

- 1) The entire lot is developed with a unified site plan, and
- 2) The area of the lot beyond the mapped line is



used only for a) water retention, b) landscaping, c) on-grade parking.

B. Existing Situation:

- 1) Single lot of record which extends beyond the commercial and/or industrial potential line, and
- 2) Lots adjacent to both sides of the subject lot of record have previously been granted commercial and/or industrial potential beyond the mapped potential line.

Principle:

The area of the subject lot of record which is beyond the potential line shall have commercial and/or industrial potential and may be zoned commercial or industrial based on the following limitations:

- 1) The area beyond the potential line shall have commercial and/or industrial potential to the same depth as exists on the adjacent lot with the lesser depth of commercial and/or industrial potential, and
- 2) The width of the subject lot may not exceed 300 feet.

C. Existing Situation:

- 1) A lot which is shaded on the Maps as having commercial and/or industrial potential, and
- 2) The subject lot does not front on a major street.

Principle:

The subject lot is considered to have commercial and/or industrial potential only if:

- 1) It is combined through a unity of title with a lot which fronts on a major street, and
- 2) The lots are developed through a unified site plan.

With a unity of title, the lots will be considered a single lot of record and so governed by principles A. and B. above.

However, where a lot of record or portion thereof, was granted commercial or industrial zoning prior to August 4, 1980, the lot shall be considered to have commercial or industrial potential even though it does not meet the frontage requirements of the text, provided that more than fifty percent of said lot is within the mapped area. It will not be restricted by the requirements of Principle A.2 above.

\* Modify language in #6. Determination of Threshold Consistency section of Administration (p. 4).

- e. A determination shall be made that the location of any property which is the subject of a commercial or industrial zoning application is properly designated in the Plan, and/or on the Plan maps.



- \* Modify language in Land Use Plan Map Categories section of Land Use Plan Element (p. 20).

INDUSTRIAL. Several areas ~~of~~ in the industrial category are shown on the Land Use Plan map and may be used for purposes and under such conditions as may be regulated through the Zoning Ordinance. Other areas mapped Industrial Potential and/or permitted in the text also may be zoned Industrial. Planned Industrial Districts, as regulated by the Zoning Ordinance, may be permitted anywhere within the Urban Service Area. The regulations of the Zoning Ordinance known as Planned Industrial Park District (PIPD) shall be the regulations referred to in the Planned Industrial District designation in the preceding sentence. (81-27)

COMMERCIAL. Commercial development may be permitted at any location mapped Commercial Potential, and/or within areas outlined in the text of the Plan, or where permitted as accessory uses in a PUD.

- \* Add language in Land Use Plan Map section in Land Use Plan Element (p. 21).

#### LAND USE PLAN MAP

The map indicating the location of Land Use Plan Categories outlined above, is hereby incorporated into and included as part of the Comprehensive Plan and Land Use Plan Element. The Official Map is prepared on several sheets at a scale of 1"=600' and is located at the offices of the Palm Beach County Planning, Zoning and Building Department. Other maps which depict the Land Use Plan at other scales are for general reference only, and should not be used for detailed land use decisions.

The Land Use Plan Map shall be used to determine the potential use for land in conjunction with any special policies referenced in the Plan. See "Administration" section, 2. Comprehensive Plan Maps for the status of the maps.

- \* Modify language in General Commercial and Industrial Reference Areas and Special Land Use Policies and Regulations section of Land Use Plan Element (p.21).

#### GENERAL ~~COMMERCIAL-AND-INDUSTRIAL~~ REFERENCE AREAS, AND SPECIAL LAND USE POLICIES AND REGULATIONS

~~As--indicated--above,~~ all commercial areas and many industrial potential areas ~~may be~~ are located only in areas delineated on the Land Use Plan Map sheets in the text of the Plan. ~~These~~ However, there are some mapped commercial and industrial permitted areas are defined below, which are regulated by special policies provided later in the text.

In addition, there are special land use and density restrictions within some of the land use areas on the Land Use Plan Map. These special restrictions and considerations are also specified in the following text.

In order to simplify finding specific locations of special commercial, industrial or ~~special~~ land use policies and regulations, the map of the County and the text are divided into twenty-six (26) reference areas. These ~~have--no--significance--except~~ are for use as



locational guides, and the numbers on the Map Areas correspond to the Area Numbers in the text. All references to commercial potential or industrial potential, and all special land use policies and regulations identified in the text within a particular reference area, are applicable to properties within that reference area only and not to properties situated inside adjacent reference areas.

Where roads are used as reference area boundaries, a commercial potential reference pertains to land within that area only and not to properties located across the road nor to the other corner properties in the case of an intersection.

\* Remove language in General Policy No. 8 of Land Use Plan Element (p, 22-24).

8- ~~In those instances where commercial or industrial areas are described in the text as being "at the intersection," "between two intersections," "along a street" or in other similar manner, the areas intended to be considered shall be determined in accordance with provisions of this section of the Comprehensive Plan. In all cases where the term "at an intersection" is used, commercial zoning shall be first located directly at the intersection and subsequent rezoning shall take place on adjoining properties in an orderly manner. An intersectional development shown in the Plan shall not be interpreted to apply to properties which are not adjacent to the intersection nor to commercial zoning which has expanded from the intersection.~~

~~Where expansions take place as a result of the designation "at an intersection" or other designations which permit an orderly expansion of commercial areas, the expansion shall be limited in size by specific barriers to additional commercial growth. In all cases such expansion shall be limited to the nearest specific barrier from the intersection or other designated point, except where commercial zoning exists beyond the first barrier on the effective date of this Ordinance. In that case, expansion shall be limited to the next specific barrier as defined herein. Thus, commercial expansion shall not proceed beyond any of the following barriers and no zoning petition shall be certified when one or more of the following lies between the petitioner's property and the designated point of commercial potential or limits of commercial zoning which have expanded in accordance with this Ordinance:~~

- ~~1) Street, either public or private.~~
- ~~2) Canal, as is shown on the official zoning quad sheet of the County as "canal."~~
- ~~3) Lake.~~
- ~~4) Any residential development which has been the subject of a bona fide development order including, but not limited to, subdivisions, planned unit developments, and affidavits of exemption.~~
- ~~5) Utility transmission easement or right of way having a width of 60' or greater.~~
- ~~6) School, hospital or other public or semi-public building.~~
- ~~7) Public park, golf course or other major recreational facility.~~



~~In any case where one of the above barriers establishes the limit of a commercial potential area, the limit shall apply to the opposite side of the street along which expansion is occurring equally as though the limiting street, canal, lake, or other factor extended to both sides of the street having potential.~~

~~In the Comprehensive Plan, the words "to", "from" and "between" shall be limiting and defined as not permitting development beyond the specific point mentioned. --- Where commercial and industrial potential language uses the wording "on", "along", or "on the side of" a particular street, it is intended that property meet all development regulations and front on that specific street in order to qualify for zoning certification. --- Property "on", "along", or "on the side of" intersection streets does not qualify unless specifically referenced.~~

Lots of record existing as of February 2, 1973 having less than 100 feet of frontage, but otherwise qualifying under the Plan, may be certified for commercial or industrial zoning change if they have common access with adjacent lot(s), and meet the intent of the County's Land Development Regulations. (84-1)

\* Modify language in General Policy No. 12 of Land Use Plan Element (p. 24).

12. Applications for commercial or industrial zoning may be certified for purposes of "infilling" when the character of the surrounding area clearly supports the request. Infill is defined as a pocket of land with 300' or less of frontage on a major thoroughfare, located between two existing commercial and/or industrial districts areas which are no greater than 300' apart and are located on the same side of the street. ~~Generally, the depth of any infill shall be determined upon review and consideration of the prevailing depth of commercial or industrial districts in the immediate vicinity. --- (84-1)~~ according to the criteria contained within the Administration section on Comprehensive Plan Maps.

Where a lot with 300' or less of frontage is not mapped commercial and/or industrial potential, and situated between and adjacent to (a) commercial zoning or potential to one side and industrial zoning or potential to the other side, the lot may be the subject of a commercial or industrial zoning application. (b) Where commercial zoning or potential is adjacent on both sides, applications shall be limited to commercial. (c) Where industrial zoning or potential is adjacent on both sides, applications shall be limited to industrial. In satisfying this policy, the criteria listed herein shall apply even if one or both of the adjacent commercial or industrial lots is located within a municipality.

\* Remove language devoid of special policy in section of Land Use Element entitled, Specific Permitted Commercial and Industrial Locations and Special Land Use Policies and Regulations by Reference Area (p.25-45).



SPECIFIC PERMITTED COMMERCIAL  
AND INDUSTRIAL LOCATIONS AND  
SPECIAL LAND USE POLICIES AND  
REGULATIONS BY REFERENCE AREA

AREA 1

COMMERCIAL

1. ~~U.S. Highway 1 from the Tequesta city limits north to the County line.~~
2. ~~Generally along the south side of Ocean Boulevard east of U.S. 1, south of S.R. 707 (A1A), east of the Intracoastal Waterway.~~
3. ~~South of S.R. 707 (A1A), east of the Intracoastal Waterway.~~
4. ~~U.S. 1 south of Juno Beach city limits in the area of Central (Floral) Avenue and Park.~~
5. ~~U.S. 1 from the Juno Beach city limits north to Juno Isles Boulevard.~~
6. ~~North along U.S. 1 from McLaren Road to the south city limits of Juno Beach.~~
7. ~~At Center Street and Philadelphia Drive.~~
8. ~~In the area adjacent to the intersection of Center Street and West Ocean Boulevard.~~
9. ~~Intersection of Central Boulevard and West Ocean Boulevard (Indiantown Road).~~
10. ~~Intersection of PGA Boulevard, Military Trail and I-95. (84-1)~~
11. ~~East of the interchange of Donald Ross Road and I-95.~~
12. ~~The intersection of Donald Ross Road and Central Boulevard.~~
13. ~~The intersection of Florida Boulevard and Alternate A1A, east side of Alternate A1A only.~~
14. 1 The intersection of Jupiter Gardens Drive and Reagan Way, provided that uses are limited to the Permitted Uses of the CN District of the Zoning Code. (82-26)
15. ~~Along Indiantown Road between Central Boulevard and the C-18 Canal. (84-16)~~
16. ~~The southwest corner of PGA Boulevard and Ellison Wilson Road for the property more particularly described (see legal). (84-16)~~

INDUSTRIAL

None

1. ~~West of the Intracoastal Waterway, east of Palmwood Road, north of the cul-de-sac on Leeward Way.~~
2. ~~West of the Intracoastal Waterway at Idlewild Road.~~

SPECIAL POLICIES

1. The Medium High to High Density Area on Jupiter Island shall not be eligible for PUD or TDR bonuses and only standard RH zoning densities shall be permitted.
2. The RH zoning north and west of the C-18 Canal shall be considered in conflict with the Plan and shall be reduced to densities permitted within the Plan.
3. The RH Zoning along the east side of Alternate A1A within 1300 feet of Florida Boulevard shall be considered to be in conformity with the Plan.
4. The areas of Lost Tree Village and of Seminole Landing which are zoned RS but are developed in accordance with the density restrictions of the Very Low to Low Category, shall be considered to be in conformity with the Plan.



2. Area No. 9

7. North side of Southern Boulevard (S.R. #80), South side of L.W.D.D. Lateral Canal No. 4, 1300± feet West of intersection of S.R. #80 and Jog Road (also commercial), for the property more specifically described as follows:

All of tracts 46, 47, 48, 53, 54, 67 and 68, including the West 1/2 of tract 55, the East 1/2 of tract 52, and the East 1/2 of tract 69, and the East 1/2 of tract 49 and including the East 1/2 of tract 72 and all of tract 73, lying North of St. Rd. 80; and that part of tract 74, in Block (5), lying North of the West Palm Beach Canal.

Block 5, PALM BEACH FARMS COMPANY PLAT NO. 3, Page 132, Palm Beach County, Florida, according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida; recorded in Plat Book 2, pages 45-54 inclusive; Range 42 East, Township 43 South and Section 34.

C. SPECIAL POLICIES. Beginning on Page 25, the Specific Permitted Commercial and Industrial Locations and Special Land Use Policies and Regulations by Reference Area section is hereby amended to add the following Special Policies:

1. Area No. 9

5. The Land Use Plan Category is changed from Low to Medium Residential to Medium to Medium High Residential, for Congregate Living Facility Type 3 use only, on the West side of Haverhill Road, 4700± feet South of 45th Street, for the property more particularly described as follows:

The North 1/2, less the West 244 feet thereof of Tract 16, and the South 1/2 of Tract 16, according to the Plat of the Subdivision of Section 11, Township 43 South, Range 42 East, on file in the Office of the Clerk of the Circuit Court, as recorded in Plat Book 20, Page 53, Public Records of Palm Beach County, Florida.

2. Area No. 13

5. The Land Use Plan Category is changed from Very Low Residential to Very Low to Low Residential for



AREA 2COMMERCIAL

1. North County General Aviation Airport and related facilities may be located generally in the area along Beeline Highway west of PGA Boulevard.
2. Feed, seed, tack and general ranch related sales may be permitted at specific locations where it is considered by the County to be in keeping with the character of existing development.
3. On the south side of Indiantown Road, approximately 1200 feet west of the Loxahatchee River for a distance not to exceed 430 feet (along Indiantown Road) west of the Jupiter city limits, existing on January 1, 1983. (83-5)

INDUSTRIAL

None

SPECIAL POLICIES

1. Properties adjacent to the Loxahatchee River shall be subject to the development restrictions adopted as part of the Conservation and Open Space Elements of this Plan.
2. Any development proposed in Sections adjacent to the Loxahatchee Slough specifically Sections 23, 24, and 25, T41S, R41E and Sections 21, 28, and 33, T41S, R42E, shall be subject to the requirements of Performance Standard 4.
3. The area within the Pratt and Whitney Utilities Service Area is hereby included within the Urban Service Area Designation, (Year 2000). (81-27)
4. The Land Use Plan Category is changed from the Very Low (VL) Residential to the Very Low to Low (VL-L) Residential for the south 1/2 of Section 28 and all of Section 33, T41S, R42E. ~~The maximum densities allowed shall be no greater than 1 unit per 1-1/2 acres and all wetlands shall be protected and incorporated into any master plans for these areas.~~ (82-26)
5. Section 1, T42S, R41E; Sections 21, 22, 28, and 33, T41S, R42E; Sections 24, 25, and 36, T41S, R41E; and Section 7, T42S, R42E, are limited to zoning classifications up to and including RT at a maximum density of 1.5 dwelling units per acre. This Special Policy supercedes the density limitation previously applied to the south 1/2 of Section 28 and Section 33. (84-16)

AREA 3COMMERCIAL

None

~~The vicinity of Beeline Highway and Indiantown Road.~~

INDUSTRIAL

No special industrial

SPECIAL POLICIES

Projects near the Corbett Conservation Area shall meet the requirements of Performance Standard 4.

AREA 4COMMERCIAL



None

# INDUSTRIAL

None

# SPECIAL POLICIES

Where private ownership exists within the Conversation Area Category, that property shall be zoned for Agricultural Preservation. ~~and--in--addition,--any--such--private property--shall--have--the--right--to--transfer--two--dwelling units--per--five--acres--(2du/5ac)--into--the--USA's--as--a--FDR--(Ord-87-3)~~

# AREA 5

# COMMERCIAL

A North County General Aviation Airport and related facilities may be located generally in the area along Beeline Highway west of PGA Boulevard.

# INDUSTRIAL

That area south of Beeline Highway within two (2) miles of the west boundary of the Water Catchment Area, which can meet all Performance Standards including specifically Performance Standard 4.

# SPECIAL POLICIES

1. Sections 1, 12, 13, 24, 25, 36, T42S, R41E; and Section 1, T43S, R41E, are limited to zoning classifications up to and including RT at a maximum density of 1.5 units per acre. (84-16)
2. Projects near the Corbett Conservation Area 1 shall meet the requirements of Performance Standard 4.
3. The Conservation Area in Section 1, south of the M Canal and west of the West Palm Beach Water Catchment Area, will be delineated by identification of wetland characteristics by the County in conjunction with the applicable regulatory agencies and is not intended to follow any section line or other imaginary boundary.

# AREA 6

# COMMERCIAL

None

# INDUSTRIAL

None

# SPECIAL POLICIES

1. Where private ownership exists within the Conservation Area Category, that property shall be zoned for Agricultural Preservation. ~~and--in--addition,--any--such private property--shall--have--the--right--to--transfer--two dwelling units--per--five--acres--(2du/5ac)--into--the--USA's as--a--FDR--(87-3)~~
2. The Conservation Area in Sections 3, 10, and 16, T43S, R42E, and Sections 27 and 34, T42S, R42E, will be delineated by identification of wetland characteristics by the County in conjunction with the applicable



regulatory agencies and is not intended to follow any section line or other imaginary boundary. (81-27)

#### AREA 7

#### COMMERCIAL

##### None

1. -- Along the Florida East Coast Railroad from Northlake Boulevard to the C-17 Canal.
2. -- Along both sides of Northlake Boulevard from I-95 east to Palm Beach Gardens municipal limits.
3. -- Intersection of Northlake Boulevard and Military Trail.
4. -- Area of the intersection of Deeline, Blue Heron Boulevard, and Military Trail.
5. -- West side of Military Trail from Silver Beach Road to the north line of the Grove Park Elementary School.
6. -- Along Military Trail between 45th Street and Up the Grove Lane.
7. -- Blue Heron Boulevard at I-95.
8. -- On the north side of 45th Street, approximately 600 feet west of Military Trail for the property more particularly described (see legal) (84-1)
9. -- West side of Military Trail, Lots 25, 26, and 27 of the Square Lake Subdivision (84-16)
10. -- West side of Military Trail, Lots 19 and 20 of the Square Lake Subdivision, 750' south of Northlake Boulevard (85-41)
11. -- West side of Military Trail, approximately one quarter of a mile north of the intersection of Military Trail and 45th Street, more particularly described as follows:

#### PARCEL-1

All of the Plat of Gramercy Park, Unit 5 according to the Plat thereof recorded in Plat Book 32, Page 15, Public Records of Palm Beach County, Florida, excepting therefrom the following lots, to wit: Lots 27 and 29, Block 17, Lots 7, 8, 10, 12 and 13, Block 19 and Lot 35, Block 18.

AND

#### PARCEL-2

A parcel of land in Section 27, Township 43 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:

Commencing at the Northeast corner of the Replat of Gramercy Park, Unit Two, as recorded in Plat Book 27, Page 178, Public Records of Palm Beach County, Florida, thence on an assumed bearing of due East, along the Easterly prolongation of the North line of said Replat, a distance of 140.45 feet to the East line of said Section 27, thence North  $32^{\circ} 27' 08''$  East, along the said Section line, a distance of 200.00 feet to the Point of Beginning, thence continue North  $32^{\circ} 27' 08''$  East, a distance of 491.33 feet to a point in a line 50 feet South of and parallel with the North line of said Section 27, thence North  $89^{\circ} 59' 07''$  West, along said parallel line, a distance of 288.00 feet, thence due South, a distance of 490.45 feet, thence due East, a distance of 258.43 feet to the Point of Beginning.

Excepting therefrom the South 329.52 feet thereof.



Excepting therefrom the Right-of-Way for Haverhill Road as now laid out and in use.

SUBJECT to easements for ingress and egress and public utilities over the West 20 feet of the above-described property.

Containing in all 0.78 acres, more or less.

AND

#### PARCEL-3

The South 209.52 feet of the following described parcel:

A parcel of land in Section 27, Township 43 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:

Commencing at the Northeast corner of the Replat of Gramerey Park, Unit Two, as recorded in Plat Book 27, Page 178, Public Records of Palm Beach County, Florida; thence on an assumed bearing of due East, along the Easterly prolongation of the North line of said Replat, a distance of 140.45 feet to the East line of said Section 27; thence North  $3^{\circ} 27' 10.8''$  East, along the said Section line, a distance of 200.00 feet to the Point of Beginning; thence continue North  $3^{\circ} 27' 10.8''$  East, a distance of 491.33 feet to a point in a line 50 feet South of and parallel with the North line of said Section 27; thence North  $89^{\circ} 59' 07''$  West along said parallel line, a distance of 288.00 feet; thence due South, a distance of 490.45 feet; thence due East, a distance of 258.43 feet to the Point of Beginning.

Excepting therefrom the Right-of-Way for Haverhill Road as now laid out and in use.

SUBJECT --- to easements for ingress and egress and public utilities over the West 20 feet and the South 20 feet of the above-described property; --- Containing in all 1.01 acres, more or less. -- (87-3)

#### INDUSTRIAL

##### None

1. -- West of Intracoastal, north of RCA Boulevard, that area of existing IB zoning as of the date of adoption of the Comprehensive Plan.
2. -- Between I-95 and the C-17 Canal north of the EPB-6 Canal.
3. -- North of 45th Street between Military Trail and the West Palm Beach city limits.
4. -- Section 35, T42S, R42E, Palm Beach County, Florida; LESS all that part of Section 35 lying north of the south line of the parcel described in the Deed recorded in Official Record Book 1602, Page 257, Public Records of Palm Beach County, Florida; LESS the south 3026.00 feet of the west 500.00 feet of the east 590.00 feet of the E-1/2 of said Section 35. -- (84-16)

#### SPECIAL POLICIES

1. Areas west of Riviera Beach which may be de-annexed from the City and revert to unincorporated, may be zoned industrial and be considered in conformity with the Plan.
2. The area of Lost Tree Village which is zoned RH but is developed in accordance with the density restrictions



of the Very Low to Low Category shall be considered to be in conformity with the Plan.

3. The Land Use Plan Category is changed from Low to Medium (L-M) Residential to Medium to Medium High (M-MH) Residential for the area bounded by the Florida Turnpike on the west, 45th Street on the south, Parke Avenue and the northerly extension thereof on the east, and North Palm Beach Water Control District Canal EPB-10 on the north. (85-41)

## AREA 8

### COMMERCIAL

1. ~~East side of Military Trail from Southern Boulevard north to 12th Street.~~
2. ~~North side of Belvedere Road between Club House Drive (8th Street), east to the West Palm Beach city limits.~~
3. ~~Along Okeechobee Boulevard from Military Trail east to the West Palm Beach city limits.~~
4. ~~On Congress Avenue south from Okeechobee Boulevard to Westgate Avenue.~~
5. ~~Along the east side of Congress Avenue from Belvedere Road to Cherry Road.~~
6. ~~Southeast corner of Westgate Avenue and Osceola Drive. (81-27)~~
7. ~~East side of Military Trail approximately 1/8 of a mile north of Belvedere Road. (See legal) (82-26)~~
8. ~~All of blocks 1 through 6 and the north half of blocks 7 through 12 of the West Gate Estates subdivision, and the east side of Suwanee Avenue for a depth of 273 feet south of Okeechobee Boulevard. (83-5)~~
9. 1. A two (2) lot tier commercial potential strip along Westgate Avenue is established for the area enclosed by Cherokee Avenue on the north, Nokomis Avenue on the south, Congress Avenue on the east, and the section line between Section 25, T43S, R42E and Section 30, T43S, R43E on the west. Any application for any development order must have the following:
  - a. A minimum frontage of fifty feet (50') along Westgate Avenue, Wabasso Drive, Tallahassee Drive, Seminole Boulevard, Osceola Drive, Loxahatchee Drive; and
  - b. Access only to the roads listed in a. above; and
  - c. Where an application includes the secondary tier of lots not fronting on these major roads, it must include an integrated site plan for the entire area. The Board of County Commissioners may permit secondary access from other streets as long as such access has no adverse traffic or neighborhood compatibility impacts. (84-1)
10. 2. The west side of Country Club Road for the property more particularly described as follows:

The east 1/2 of the southwest 1/4 of the southeast 1/4 of Section 25, T43S, R42E, Palm Beach County, Florida (less however, the south 40' for Belvedere Road.)

The designation applies only to those uses consistent with EPA and FAA Guidelines for Airport Land Use Compatibility within various noise contours and only to the north side of Belvedere Road. (84-16)

11. ~~West side of Church Street approximately 185 feet south of Okeechobee Boulevard for the property more particularly described as follows:~~

~~Replat of Madrid Park --- South 175' of the north 360' of the easterly 148.4' and the west 200' of the~~



~~easterly 348.4' of the south 75' of the north 360' in  
O.R. Book 186, Page 475. (84-16)~~

- ~~12. East side of Osceola Drive, 810' ± north of Westgate Avenue, West Gate Estates Subdivision (Northern Section), Block 11, Lots 31-45, inclusive, and Block 17, Lots 7-15, inclusive. Together with that abandoned portion of Chickamunga Avenue, being bounded on the north by Lots 37-45, inclusive, Block 11, and on the south by Lots 7-15, inclusive, Block 17, West Gate Estates. (85-41)~~
- ~~13. Southeast corner of intersection of Congress Avenue and Westgate Avenue, for the property more particularly described as follows: Beginning at the southeast corner of said intersection with 267' ± on Congress Avenue, for five parcels of land with 193' ± depth maximum, in Replat of Madrid Park, South 92.98' of East 193' of West 233'. (85-41)~~
- ~~14. Along the east side of Congress Avenue between Westgate Avenue and L.W.D.D. Lateral Canal No. 4, bounded on the east by the north-south canal. (87-3)~~

#### INDUSTRIAL

- ~~1. Between Okeechobee Road and Bridgeman Drive from Latham Road to Florida Mango Road.~~
- ~~2. North side of Belvedere Road east of 5th Street.~~
- ~~3 1. Properties fronting on Scott Avenue and Indian Road between Okeechobee Boulevard and Gardenia Street. The Industrial Potential designation is limited to Light Industrial uses and does not include properties fronting on Okeechobee Boulevard. (82-26)~~
- ~~4 2. The unincorporated area north of Okeechobee Boulevard, east of Military Trail, in the southeast quadrant of Section 24, T43S, R42E, limited to the uses permitted in the IL Classification of the Palm Beach County Zoning Code. Commercially zoned properties fronting on Military Trail and Okeechobee Boulevard are excluded from the designation and must retain a lot depth of not less than 250 feet. (84-16)~~
- ~~5 3. The west side of Country Club Road, north of Belvedere Road described as follows:~~

~~The E 1/2 of the SW 1/4 of the SE 1/4 of Section 25, T43S, R42E, Palm Beach County, Florida (less, however, the south 40' for Belvedere Road).~~

~~The designation applies only to those uses consistent with EPA and FAA Guidelines for Airport Land Use Compatibility within noise contours. (84-16)~~

#### SPECIAL POLICIES

~~Any development proposed under the flight paths of Palm Beach International Airport should be required to provide special noise insulation in accordance with adopted standards.~~

#### AREA 9

##### COMMERCIAL

- ~~1. Military Trail from 30th Street North, south to Southern Boulevard.~~
- ~~2. Southern Boulevard from Military Trail west to Caroline Avenue.~~
- ~~3. On Okeechobee Boulevard from Military Trail west to the Florida Turnpike.~~
- ~~4. The area between Country Place Road and Lateral Canal 2 just west of the Florida Turnpike.~~



5. Intersection of Rubin Road and Okeechobee Boulevard.
6. On the south side of Okeechobee Boulevard from the Florida Turnpike west to Skees Road.
7. North side of Southern Boulevard at its intersection with Jog Road (also industrial).
8. Northwest corner of intersection of Military Trail and 12th Street, for the property more particularly described as follows: That portion of Tract 705 only, being easterly 474.02' of the south 330' of the SW 1/4 of S13/T43S/R42E, less easterly 50' thereof as right of way for Military Trail. (85-41)
9. East 800' of P.B.F.C. Plat No. 3, Tract 2, Block 4, south of Dwight Road (extended) and north of Country Place Road (extended) in S27/T43S/R42E. (85-41)
10. Southeast corner of intersection of Belvedere Road and State Road No. 7, for the property more particularly described as follows: Beginning at the southeast corner of said intersection with 2,510' on Belvedere Road and 1,258' on State Road No. 7, less the east 921.22' of the south 595.93' on the north side of the Fairgrounds Boulevard right of way (1,588.78' east of State Road No. 7). (85-41)

11.

1. The southwest corner of Skees Road and Okeechobee Boulevard, provided that the portion of the property south of the south line of the existing CG zoned property on the west extended, be used for buffer and water retention purposes only. (87-3)

#### INDUSTRIAL

##### None

1. North side of Southern Boulevard at its intersection with Jog Road (also commercial).
2. Those parcels in the vicinity of the intersection of Okeechobee Road and Skees Road which are zoned industrial as of the date of adoption of this Plan.
3. East side of Cleary Road, north of Southern Boulevard. (Tracts 50, 51, 70 and west 1/2 of Tracts 49, 52, 69, Block 5, Palm Beach Farms Company Plat No. 3). (81-27)
4. West 1,800' of P.B.F.C. Plat No. 3, Tract 2, Block 4, less the west 8' thereof, less the north 300' of the west 660.02' thereof, and also less the south 150' thereof, east of Skees Road, between Dwight Road and Country Place Road in S27, S28/T43S/R42E. (85-41)
5. West 275' of P.B.F.C. Plat No. 3, Tract 1, Block 6, with 600' depth, on the south side of Belvedere Road approximately 850' west of the Florida Turnpike. (85-41)
6. On the south side of Belvedere Road, approximately 300 feet west of Skees Road, for the property more particularly described as follows:

The West 1/2 of the East 2/3 of Tract 1 (LESS the Florida State Turnpike Authority right of way as in Deed Book 1117, Page 237) in Block 6, Plat No. 3 of PALM BEACH FARMS, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 2, Pages 45 to 54 inclusive. (87-3)

#### SPECIAL POLICIES

1. Any development proposed under the flight paths of Palm Beach International Airport, should be required to provide special noise insulation in accordance with adopted standards.
2. Where private ownership exists within the Conservation Area Category, that property shall be zoned Agricul-



tural Preservation. ~~and-in-addition-any-such-private property-shall-have-the-right-to-transfer-two-dwelling units-per-five-acres-(2du/5ac)-into-the-USA's-as-a-TDR-(87-3)~~

3. The Conservation Area in Sections 19, 20 and 21 south of the West Palm Beach Water Catchment Area, will be delineated by identification of wetland characteristics by the County in conjunction with the applicable regulatory agencies and is not intended to follow any section line or other imaginary boundary.
4. That portion of the S.E. 1/4 of Section 13, T43S, R42E, zoned RH as of the date of adoption of the Plan, shall be considered to be in conformity with the Plan.

#### AREA 10

##### COMMERCIAL

None

1. ~~Corner of S.R. 7 and Southern Boulevard.~~
2. ~~North side of Southern Boulevard between 144th Avenue and 150th Avenue.~~

##### INDUSTRIAL

None

##### SPECIAL POLICIES

1. The area of Loxahatchee Groves shall be maintained at an Agricultural Residential density of not more than one dwelling unit per five acres (1du/5ac).
2. Where private ownership exists within the Conservation Area Category, that property shall be zoned as Agricultural Preservation. ~~and-in-addition-any-such private-property-shall-have-the-right-to-transfer-two dwelling-units-per-five-acres-(2du/5ac)-into-the-USA's as-a-TDR--(87-3)~~
3. Should the existing development order for Sections 12, 13, and 24, T43S, R41E be rescinded, the Plan recommendation for Section 12 shall be reduced to Very Low/Low Density Residential.
4. The Conservation Area in Sections 12 and 13, west of the West Palm Beach Water Catchment Area, will be delineated by identification of wetland characteristics by the County in conjunction with the applicable regulatory agencies and is not intended to follow any section line or other imaginary boundary.

#### AREA 11

##### COMMERCIAL

None

##### INDUSTRIAL

None

##### SPECIAL POLICIES

Projects near the Corbett Conservation Area shall meet the requirements of Performance Standard 4.

#### AREA 12

##### COMMERCIAL



None

~~Adjacent to S.R. 80 in the southeast quarter of the southeast quarter of Section 20, T43S, R35E.~~

#### INDUSTRIAL

Although no industrial sites are specified in this Area, it should be again noted that activities directly related to the agricultural base of the area should be considered as agriculturally related rather than industrial uses.

#### SPECIAL POLICIES

1. Where private ownership exists within the Conservation Area Category, that property shall be zoned as Agricultural Preservation. ~~and in addition, any such private property shall have the right to transfer two dwelling units per five acres (2du/5ac) into the USA's as a PDR. (87-3)~~
2. The Land Use Plan Category is changed from Agricultural Preservation (AP) to Low to Medium (L-M) Residential for the area in Sections 12 and 13, T43S, R36E, more particularly described (see legal). (82-26)

#### AREA 13

#### COMMERCIAL

1. ~~Intersection of Lake Worth Road and S.R. 7.~~
2. ~~Intersection of S.R. 7 and 52nd Place to the intersection of S.R. 7 and 55th Street.~~
3. ~~Intersection of S.R. 7 and 77th Place.~~
4. Southeast corner of intersection of Pierson Road and Fortune Way; specifically, only Lots 1 and 2 of Parcel D, Commerce Park at Wellington, P.I.D.; S23/T44S/R41E. (85-41)

#### INDUSTRIAL

None

#### SPECIAL POLICIES

1. Although covered in the general category, it is herein specified that the Wellington PUD may be developed in accordance with the approved Plan.
2. The area east of Wellington and west of S.R. 7, should be zoned at lower densities within the Very Low to Low range until future facilities plans can be extended to provide water systems.
3. Projects near Conservation Area 1 shall meet the requirements of Performance Standard 4 subsequent to provision of treated water service in the area between S.R. 7 and the Florida Turnpike.
4. The area of Heritage Farms shall be maintained at an Agricultural Residential density of not more than one dwelling unit per acre (1du/1ac). (85-41)

#### AREA 14

#### COMMERCIAL

None

1. ~~Military Trail from Southern Boulevard to Lake Worth Road.~~
2. ~~Intersection of Summit Boulevard and Jog Road. (84-16)~~
3. ~~Intersection of Southern Boulevard and S.R. 7.~~
4. ~~On Lake Worth Road from Haverhill to Military Trail.~~
5. ~~On Lake Worth Road adjacent to the E-3 Canal.~~



- 6. On Lake Worth Road and Jog Road intersection.
- 7. Lake Worth Road from Florida Turnpike to Pinehurst Drive.
- 8. On the south side of Gun Club Road approximately 250' west of its intersection with Military Trail, for the property more particularly described as follows:

N-1/4 of the SE-1/4 of the NW-1/4 of Section 1, T44S, R42E, Palm Beach County, Florida (less north 30 feet and east 303 feet). (84-16)

#### INDUSTRIAL

None

#### SPECIAL POLICIES

1. Since public water service is expected to be extended into the western portion of this area during the planning period, that area should be maintained at the Very Low range until availability of such service. At that time rezonings in the upper range of the Very Low-Low Density Area may be considered.
2. The area of Pine Jog Environmental Center shall be considered to be consistent with the Plan.
3. The Land Use Plan Category is changed from Very Low to Low (VL-L) Residential to Very Low (VL) Residential for the area bounded by Southern Boulevard on the north, Jog Road on the east, Dillman Road (Summit Boulevard extended) on the south and the Florida Turnpike on the west. (82-26)

#### AREA 15

#### COMMERCIAL

1. East side of Military Trail from Southern Boulevard to Lake Worth Road.
2. Forest Hill Boulevard at intersection of Kirk Road.
3. On Congress Avenue (east side) from Summit Boulevard north to Ranch House Road.
4. On Congress Avenue between Summit and Oak Drive.
5. On east side of Congress Avenue from Cherokee Road to Frost Road.
6. On Forest Hill Boulevard from Palm Acres Drive east to Lake Clarke Shores city limits.
7. Along Congress Avenue from Carol Avenue north to the Palm Springs city limits.
8. North side of Lake Worth Road from Military Trail to Keller's Canal.
9. Along Lake Worth Road from Lake Osborne Drive east to the Lake Worth city limits.
10. Along Congress Avenue between Lake Worth Road and Lateral 10 Canal.
11. Intersection of 10th Avenue North and Florida Mango Road.
12. Adjacent to the city limits of Lake Worth north of Keast Lane extended.
13. On 10th Avenue North from Kirk Road to Gulfstream Road.
14. Southeast corner of 10th Avenue North and Greene Avenue. (82-26)
15. On the north side of Summit Boulevard, 850+ feet east of Military Trail, contiguous to Polo Grounds Shopping Center, with 428 feet of frontage on Summit Boulevard. (84-16)



~~16. Southeast corner of intersection of Congress Avenue and Oak Drive, for the property more particularly described as follows:~~

~~All of Lots 1, 2, and 3, and the west 200 feet of Lot 20, and the west 200 feet of the north 22.4 feet of Lot 21, Block 2, Laguna Park, as recorded in Plat Book 21, Page 53, (84-16)~~

- ~~17~~ 1 On the west side of Congress Avenue between Oak Drive and Cherokee Road with depth restricted to 300 feet north of L.W.D.D. Lateral Canal No. 7. (84-16)
- ~~18~~ 2 Lots on the west side of Congress Avenue in Frost Park Subdivision to a depth of 143 feet and in Drew Manor Subdivision to a depth of 268 feet only. Lots on the east side of Congress Avenue between Frost Road and L.W.D.D. Lateral Canal No. 9 to a depth of 270 feet only. (84-16)
- ~~19~~ 3 The area bounded by Congress Avenue on the west, Ranch House Road and the easterly extension thereof on the south, the Oak Ridge Unrecorded Subdivision and the southerly extension thereof on the east, and the West Palm Beach Canal C-51 on the north (also industrial). (For uses consistent with Federal Aviation Administration guidelines for airport compatibility only.) (85-41)
- ~~20~~ 4 North side of Forest Hill Boulevard, 250' east of Military Trail, with 550'± frontage on Forest Hill Boulevard and 600'± depth maximum; includes Lots 1-18, inclusive, Erie Terrace Subdivision. (85-41)
- ~~21~~ 5 Limited to the southerly two-thirds of the property described below, from the Southern Bell north property line extended to the subject property's south property line.

The East One half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 24, Township 44 South, Range 42 East, Palm Beach County, Florida; LESS the North 25.0 feet thereof, and also LESS the West 80.0 feet of the North 205.12 feet of the South 445.08 feet thereof. (87-3)

~~22. On the south side of Lorene Drive approximately 150 feet east of its intersection with Congress Avenue, for the property more particularly described as follows:~~

~~Lot 24, BANDLEW SUBDIVISION in Palm Beach County, Florida, according to the Plat thereof recorded in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 21, page 92, (87-3)~~

~~23~~ 6 On the north side of Meadow Road approximately 280 feet east of its intersection with Congress Avenue, to the same depth as the commercially zoned property on the south side of Meadow Road. (87-3)

~~24. The southwest corner of Oklahoma Street and Texas Avenue, approximately 400 feet northeast of the Congress Avenue/Summit Boulevard intersection, for the property more particularly described as follows:~~

~~Lot 7, 8, 9 and 10, Block 1, PALM ACRES ESTATES, ADDITION NO. 1, according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 20, Page 5 of the Public Records of Palm Beach County, Florida, (87-3)~~

#### INDUSTRIAL

~~1. Area north of Lake Worth Road, west of Lake Worth city limits, south of 7th Avenue North.~~



- 2. ~~Along 16th Avenue North between Keller's Canal and Lake Worth city limits.~~
- 3. ~~Adjacent to the city limits of Lake Worth north of Keast Lane extended.~~
- 4. ~~N.W. corner of Lake Worth Road and Keller's Canal.~~
- 5 1. Those areas bound by Southern Boulevard on the north, Congress Avenue on the west, and proposed Australian Avenue on the south and east, which are generally found to be within the Ldn 80+ noise contour, provided however, that such uses shall be limited to those recognized as compatible with aircraft noise as delineated by Federal guidelines in the Federal Register, Vol. 46, No. 16, January 26, 1982, as amended. (82-26)
- 6 2. The area bounded by Congress Avenue on the west, Ranch House Road and the easterly extension thereof on the south, the Oak Ridge Unrecorded Subdivision and the southerly extension thereof on the east, and the West Palm Beach Canal C-51 on the north (also commercial). (For uses consistent with Federal Aviation Administration guidelines for airport compatibility only.) (85-41)

#### SPECIAL POLICIES

That triangular area bounded by Southern Boulevard on the north, Congress Avenue on the west and the proposed Australian Avenue on the south and east, which is within the Ldn 80 noise contour, as identified in the 1979 BBN Interim Report to the Board of County Commissioners, shall be considered by the Board and the Palm Beach County Department of Airports for acquisition as a noise and safety easement on the approach end of Runway 31. (82-26)

#### AREA 16

##### COMMERCIAL

- 1. ~~North side of Miner Road from Coral Street west to the Boynton Beach city limits.~~
- 2. ~~East side of Military Trail from Lake Worth Road south to the Atlantis city limits.~~
- 3. ~~Intersection of Lantana Road and Military Trail.~~
- 4. ~~South side of Lake Worth Road from Military Trail east to Serubi Avenue.~~
- 5. ~~South side of Lake Worth Road between Congress and Coconut Drive.~~
- 6. ~~At the intersection of Military Trail and Hypoluxo Road.~~
- 7. ~~At the intersection of Military Trail and Lateral Canal 19.~~
- 8. ~~On Lantana Road south of Atlantis in the vicinity of Seminole Drive.~~
- 9. ~~Lantana Road and Congress Avenue intersection area.~~
- 10. ~~Hypoluxo Road adjacent to the E-4 Canal.~~
- 11. ~~Hypoluxo Road from South 15th Street east to Hypoluxo city limits.~~
- 12. ~~Intersection of Military Trail and Boynton West Road.~~
- 13. ~~West of Congress Avenue south of the Boynton Canal.~~
- 14. ~~Boynton West Road in the vicinity of Knuth Dairy Road.~~
- 15. ~~West side of Congress Avenue, south of Prince Drive to L.W.D.D. L-14 Canal. --- (81-27)~~
- 16. ~~North side of Northwest Second Avenue, 1/4 mile west of Congress Avenue. --- All parcels at intersection of Northwest Second Avenue and 33rd Terrace South, currently zoned CN (expends easterly the allowed intersection of Knuth Dairy Farm Road). --- (81-27)~~



17. ~~Intersection of I-95 and Lantana Road -- principally southwest corner. --- (81-27)~~
- 18 1 West side of Congress Avenue from Prince Drive to the south side of 47th Place South (Melaleuca Lane), limited to those uses which are considered related to the medical complex. (82-26)
- 19 2 On Hypoluxo Road between I-95 and High Ridge Road, with frontage and access on Hypoluxo Road only. (82-26)
20. ~~The southwest corner of Congress Avenue and 6th Avenue South for the property more particularly described (see legal). --- (84-1)~~
- 21 3 West side of Congress Avenue from Lake Worth Road south to Melaleuca Lane, with commercial depth limited to 307+ feet, except at the intersection of Congress Avenue and 6th Avenue South or as otherwise provided under Commercial Reference No. 23 4. (84-16)
22. ~~The northwest corner of Congress Avenue and 6th Avenue South for the property described (see legal). --- (84-16)~~
- 23 4 On the west side of Congress Avenue north of 6th Avenue South for a depth of 307+ feet on the following described property, provided however, that the commercial depth may be increased to 600+ feet if such commercial development is coordinated with the property to the south:  
 Lot E, Block 33; Lot E, Block 34; Lots A, B, and C, Block 63; Lots A, B, and C, Block 64; Palm Beach Farms Company Plat No. 7, Plat Book 5, Page 72. (84-16)
24. ~~Along Congress Avenue between Old Boynton Road and Boynton Beach Boulevard. --- (84-16)~~
- 25 5 East side of Seacrest Boulevard with 500'+ on Seacrest Boulevard, beginning 400'+ south of Hypoluxo Road, 100'+ north of Loquat Drive; the west 253.02' of Tract J, San Castle Subdivision Fourth Addition. (85-41)
26. ~~Northeast corner of intersection of Lawrence Road and Tucks Road; Lot 1 only; Ben Tuck's Subdivision, unrecorded. --- (85-41)~~

#### INDUSTRIAL

None

~~Along Boynton West Road near the Boynton Beach city limits.~~

#### SPECIAL POLICIES

None

#### AREA 17

#### COMMERCIAL

1. ~~Military Trail from Lake Worth Road to Lateral 14 Canal.~~
2. ~~In the area of the intersection of Military Trail and Lantana Road.~~
3. ~~Intersection of Lake Worth Road and Jog Road.~~
4. ~~Intersection of Lantana Road and Jog Road.~~
5. ~~Lake Worth Road in the vicinity of the Nassau Road intersection.~~
6. ~~Intersection of Military Trail and Hypoluxo Road.~~
7. ~~Intersection of Military Trail and Old Military Trail.~~
8. ~~Intersection of Boynton West and Military Trail.~~
9. ~~Lake Worth Road between Haverhill and Military Trail.~~
10. ~~Lots 1 through 24 of the Kanawha Park subdivision lying east of Charleston Street and north of Clendenin Street. --- (82-26)~~
11. ~~Northeast corner of intersection of Lantana Road and State Road No. 7, Tracts 41 and 42 only; approximately~~



- 1,200'-total-on-Lantana-Road-and-500'-on-State-Road-No-7--(85-41)
- 12- Southwest-corner-of-intersection-of-Lake-Worth-Road-and-Charleston-Street,--lots-1-and-2-only,--approximately 200'-total-on-Lake-Worth-Road-and-120'-on-Charleston Street---(85-41)
- 13 1 Tracts 39 and 40, approximately one-tenth of a mile north of Lantana Road on the east side of State Road 7. Approved with the understanding that rezoning would not be considered until the road improvements have been resolved to the satisfaction of County Planning and Engineering staffs. (87-3)

#### INDUSTRIAL

None

#### SPECIAL POLICIES

1. The Land Use Plan Category is changed from Medium to Medium High Residential to Low to Medium Residential for the area bounded by Melaleuca Lane on the north, the L.W.D.D. Equalizing Canal E-3 on the west, the L.W.D.D. Lateral Canal No. 14 on the south, and a line 623'+ west of and parallel to Military Trail on the east. (85-41)

#### AREA 18

#### COMMERCIAL

- 1- Parcels-on-Boynton-West-Road-east-of-S.R.-7--inter-section-zoned-commercial-as-of-the-date-of-adoption-of this-Plan-
- 2- Intersection-of-Delray-West-Road-and-Hagen-Ranch-Road-
- 3- Delray-West-Road-and-S.R.-7-intersection-
- 4- Intersection-of-Boynton-West-Road-and-Military-Trail-
- 5- Intersection-of-Boynton-West-Road-and-Jog-Road-
- 6- Intersection-of-Military-Trail-and-Lateral-Canal-31-
- 7- Intersection-of-Delray-West-Road-and-Military-Trail-
- 8- Intersection-of-Delray-West-Road-and-Jog-Road-
- 9- West-side-of-S.R.-7,--approximately-1.5-miles-south-of Delray--West--Road--(Northwest--corner--of--S.R.-7--and L.W.D.D.-Lateral-Canal-36-1/2-W)--(81-27)
- 10- The-west-150.04'-of-the-east-203.04'-of-the-south 548.68'-and-the-west-150.04'-of-the-east-203.04'-of-the north-732.31'-of-the-SE-1/4-of-the-NE-1/4-of-Section-27 T46S,--R42E,--Palm-Beach-County,--Florida---(84-16)
- 11 1 The northeast corner of the intersection of Delray West Road (Atlantic Avenue) and the Florida Turnpike, for the property more particularly described as follows:

That portion of Tracts 65, 66, 67, 94, 95, 96, 97, 98, 127 and 128, together with Grantor's interest in and to that 30' platted road right-of-way lying between Tracts 97 and 98 and Tracts 95 and 96 and Grantor's interest in and to that 15' road right-of-way lying immediately East of Tracts 65, 96, 97 and 128, in Section 17, Township 46 South, Range 42 East, lying east of the Sunshine State Parkway and North of Delray Road West (SR-806) all being according to the Plat of Palm Beach Farms Co. Plat No. 1 as recorded in Plat Book 2, Pages 26-28 of the Public Records of Palm Beach County, Florida.

Approved with the understanding that rezoning would not be considered until the access issues had been resolved to the satisfaction of County Planning and Engineering staffs. (87-3)

#### INDUSTRIAL



1. Along Delray West Road west of its intersection with Smith Sunday Road, service industrial uses, principally but not exclusively associated with agricultural uses may be found appropriate. (82-26)

#### SPECIAL POLICIES

1. Projects near Conservation Area 1 shall meet the requirements of Performance Standard Number 4.
2. Because of the altered nature of the land immediately north of the Reserve Area Line, west of State Road 7, known as Southern Manor Golf Course, the following special policy shall apply (see legal).  
The above described land may be developed at a density of 1 unit per acre (1du/ac) in an agricultural P.U.D. under the provisions of the Zoning Code and Comprehensive Plan, provided, however, that the 20% buildable area, referenced to in Part 3 of the Reserve Area Development Options, is waived, as long as the existing golf course is maintained as part of the Development and that in this specific instance, the golf course may be considered as acceptable open space for the project. (82-26)
3. Because of the altered nature of the land described as the Delray Training Center and the fact that the existing use was established prior to the adoption of the Comprehensive Plan in 1980, the Delray Training Center, described as the south one-quarter of S20/T46S/R42E, less Turnpike right-of-way, and the north half of S29/T46S/R42E, less Turnpike right-of-way; more specifically described as follows:

Palm Beach Farms Company Plat 1, Subtract 35, less Turnpike right-of-way; TOGETHER WITH Palm Beach Farms Company Plat 1, Subtracts 36 through 62, including West of Turnpike right-of-way; TOGETHER WITH Palm Beach Farms Company Plat 1, Subtracts 4 and 29, less Turnpike right-of-way and Tracts 5 through 28, inclusive; TOGETHER WITH Palm Beach Farms Company Plat 1, Subtracts 100 to 125, inclusive, less Turnpike right-of-way, may be developed at a density up to one (1) dwelling unit per acre as an agricultural PUD under the provisions of the Zoning Code and Comprehensive Plan, provided however, that the twenty (20) percent buildable as referred to in Part 3,D of the Reserve Area development options may be increased up to twenty-five (25) percent, so long as the existing use as a thoroughbred horse training and breeding facility is maintained and in this particular instance may be considered as acceptable open space for the project. (85-41)

#### AREA 19

##### COMMERCIAL

- 1.-- U.S.--1--from--Bamboo--Lane--to--Northeast--9th--Street--
- 2.-- Along--Seacrest--Boulevard--adjacent--to--Delray--Beach Junior--High--School--
- 3.-- On--Northeast--8th--Street--near--Palm--Trail--
- 4.-- Intersection--of--Lake--Ida--Road--and--Congress--Avenue--
- 5.-- On--Congress--Avenue--north--of--Atlantic--Avenue--(could--also be--industrial)--
- 6.-- Intersection--of--Military--Trail--and--Boynton--West--Road--
- 7.-- Intersection--of--Military--Trail--and--Southwest--15th Avenue--
- 8.-- East--side--of--Military--Trail--near--Beachwood--Road--
- 9.-- Intersection--of--Military--Trail--and--Atlantic--Avenue--



- 10. North side of Delray West Road from Markland Lane east to Barwick Road.
- 11. In the vicinity of intersection of Delray West and Hamlet Drive.
- 12. East side of Military Trail 1/4 mile south of Lake Ida Road (southeast corner of Trail and LWDD L-32 Canal). (81-27)
- 13. 1 West 421' of the E 1/2 of the NW 1/4 of the SW 1/4 of Section 1, T46S, R42E. Commercial Potential is limited to permitted uses in the CS District of the Palm Beach County Zoning Code. Access to the property must be from Military Trail only. (84-16)

#### INDUSTRIAL

##### None

- 1. Along Boynton Beach Boulevard adjacent to the Boynton city limits, limited to the area within 900 feet of the intersection of Boynton Beach Boulevard and Congress Avenue. (84-16)
- 2. On Congress Avenue north of Atlantic Avenue (could also be commercial).
- 3. Between Congress Avenue and the Seaboard Coastline Railroad between Atlantic Avenue and Northwest 4th Street.

#### SPECIAL POLICIES

##### None

#### AREA 20

#### COMMERCIAL

- 1. South side of Delray West Road (Atlantic) between Markland Lane and Barwick Road.
- 2. Area of Germantown Road and Congress Avenue. (84-1)
- 3. Intersection of Linton Boulevard (Southwest 12th Street) and Military Trail.
- 4. East of Congress Avenue from the E-4 Canal to the Boca Raton city limits.
- 5. 1. Along U.S. 1 from the C-15 Canal to S.W. 12th Street provided that commercial building on the east side of U.S. 1 shall be located within 150' of the U.S. 1 right-of-way line, shall front upon highway U.S. 1, shall screen their property with landscaping adjacent to any residential district, and shall have no direct access to Florida Avenue.
- 6. Along U.S. 1 between Southeast 10th and Southeast 12th Streets.
- 7. Intersection of Germantown Road and Southwest 10th Street.
- 8. Intersection of Carter Road (Jog) and Delray West.
- 9. Intersection of Clint Moore Road and Military Trail.
- 10. Intersection of Jog Road and Clint Moore Road.
- 11. Southwest corner of Delray West Road and Via Flora Road. (81-27)
- 12. 1 East 1/2 of the NE 1/4 of the NE 1/4 of Section 22, T46S, R42E, lying south of the south right-of-way line of Delray West Road (S.R. 806). (84-16)
- 13. Lots 11 thru 16, Block 35, Del Raton Park, as recorded in Plat Book 14, Pages 9 and 10. (84-16)
- 14. 3 South side of West Atlantic Avenue (Delray West Road), with 1,000'± on West Atlantic Avenue, beginning 1,320'± east of Carter Road (Jog Road), east of El Clair Ranch Road and the southerly extension of thereof; 600'± depth maximum. (85-41)
- 15. 4 South of Country Lake P.U.D. on the west side of Military Trail, approximately 0.3 of a mile south of



the intersection of Linton Boulevard and Military Trail, with commercial uses limited to medical offices only, for the property more particularly described as follows:

A parcel of land lying in the Northeast one quarter of Section 26, Township 46 South, Range 42 East, Palm Beach County, Florida.

COMMENCE at the East quarter corner of said Section 26; thence run due North an assumed bearing along the East boundary of said Section 26, 336.18 feet to a point; thence run North 89 degrees 17 minutes 14 seconds, West 75 feet to the point of beginning of the herein described parcel; thence run North 89 degrees 17 minutes 14 seconds West 544.54 feet to a point; thence run due North 160 feet to a point; thence run South 89 degrees 17 minutes 14 seconds East 544.54 feet to a point; thence run due South 160 feet to the point of Beginning. (87-3)

#### INDUSTRIAL

None

- 1.-- ~~Along the Seaboard Coastline Railroad south of Germantown Road.~~
- 2.-- ~~Along Southwest 12th Street west of the Florida East Coast Railroad.~~
- 3.-- ~~West of Germantown Road between Southwest 10th and Southwest 12th Street.~~

#### SPECIAL POLICIES

None

#### AREA 21

#### COMMERCIAL

None

- 1.-- ~~On Military Trail in the north quarter of Section 23.~~
- 2.-- ~~Intersection of Military Trail and Glades Road and on the south side of Glades Road west to St. Andrews Boulevard.~~
- 3.-- ~~Intersection of Glades Road and Florida Turnpike.~~
- 4.-- ~~Powerline Road in the area near Lateral 48 and 49 Canals.~~
- 5.-- ~~Northeast corner of Southwest 18th Street and Palm Boro Road (81-27)~~

#### INDUSTRIAL

None

~~Section 1, T47S, R42E, south of Lateral Canal 40 south to Yamato Road.~~

#### SPECIAL POLICIES

None

#### AREA 22

#### COMMERCIAL

- 1.-- ~~Intersection of Glades Road and Florida Turnpike.~~
- 2.-- ~~Intersection of Glades Road and S.R. 7.~~
- 3.-- ~~Intersection of Glades Road and 90th Avenue South.~~



4. -- Intersection of S.R. 7 and Sandalfoot Boulevard for a distance of 1,000' north and south along S.R. 7.
5. -- West side of S.R. 7, north of the Hillsboro Canal (west side of S.R. 7 from the Hillsboro Canal north to the quarter-section line of Section 36, T47S, R41E) (81-27)
- 6 1. Approximately one-quarter mile south of Glades Road on the east side of State Road 7, with commercial uses limited to medical offices only, for the property more particularly described as follows:

The North 192.90 feet of Tracts 13 and 14, Block 78, THE PALM BEACH FARM COMPANY PLAT NO. 3, according to the Plat thereof, recorded in Plat Book 2, Pages 45-54 inclusive, of the Public Records of Palm Beach County, Florida. (87-3)

#### INDUSTRIAL

None

1. -- Along the west side of Florida Turnpike south of Glades Road.
2. -- S.R. 827 at the South County Line.

#### SPECIAL POLICIES

Projects near Conservation Area 1 shall meet the requirements of Performance Standard 4.

#### AREA 23

##### COMMERCIAL

None

##### INDUSTRIAL

None

##### SPECIAL POLICIES

1. Projects near Conservation Area 1 shall meet the requirements of Performance Standard 4.
2. This area is a portion of the land designated as "Reserve Area" in the Land Use Plan. However, because of the nature of its physical characteristics which differ from the Reserve in Area 18, it is hereby specifically designated as suitable for certain Public and other land uses, including private landing strips and heliports, sanitary landfills, shellrock mining, communications towers, and treated sludge disposal. (82-26)
3. The Land Use Plan Category is changed from Reserve to Very Low to Low (VL-L) Residential for all of Section 22 and that part of Section 27 north of the Hillsboro Canal in T47S, R41E. The above described land may be developed at a density of not more than one and one-half dwelling units per acre (1.5du/ac). (82-26)

#### AREA 24

##### COMMERCIAL

None

##### INDUSTRIAL

None



SPECIAL POLICIES

None

AREA 25COMMERCIAL

1. In Canal Point, primarily around the intersection of Highways 98 and 441.
2. On the west side of S.R. 15 to a depth of 250' for a distance of 3,500' south of the Pahokee city limits.
3. On Garden Street immediately south of the Pahokee city limits.
4. 1. Airport and related facilities between S.R. 715 and Lake Okeechobee south of the Pahokee city limits.
5. Adjacent to S.R. 715 between Glades Airport and the south edge of Section 36, T42S, R36E.

INDUSTRIAL

None

1. From the Pahokee city limits north to Okeechobee Avenue west of Everglades Street.
2. Along S.R. 15 from the south Pahokee city limits to Jefferson Street.
3. East of Garden Street adjacent to the Pahokee city limits.
4. Land adjacent to the Glades Airport.

SPECIAL POLICIES

1. The Land Use Plan Category is changed from Very Low (VL) Residential to Very Low to Low (VL-L) Residential for the westerly 3/4 of the south 1/2 of the SE 1/4 of Section 29, T42S, R37E, less and except therefrom the south 3.14 acres more or less. (See property legal, 83-5)

AREA 26COMMERCIAL

1. Airport and related operations north of Airport Road east of S.R. 15.
2. Adjacent to the north city limits of Belle Glade on S.R. 715.
3. Adjacent to S.R. 80 in the southeast quarter of the southeast quarter of Section 6, T44S, R37E.
4. Intersection of S.R. 80 & 715.
5. On S.R. 80 at Lake Harbor.

INDUSTRIAL

1. Between S.R. 15 and the Florida East Coast Railroad south of the intersection north of Belle Glade.
2. Between S.R. 15 and the Florida East Coast Railroad from Airport Road north for a distance of 660 feet.
3. 1. Northeast quarter of the northeast quarter of Section 7, T44S, R37E.
4. Southwest of the city limits of Belle Glade adjacent to S.R. 715 and the Florida East Coast Railroad.
5. Generally between branches of the Seaboard Coast Line Railroad south of S.R. 80 at Lake Harbor.
6. That portion of the south 1/2 of the NE 1/4 of Section 30, T43S, R37E between S.R. 15 and the FEC Railroad.



SPECIAL POLICIES

1. The northeast quarter of Section 8, and the north 1/2 of Section 9, both in T44S, R37E, shall be changed to the Very Low Density Residential category. (82-26)
2. The City of Belle Glade may annex land east of the City limits between State Road 80 and Airport Road, west of Duda Road, and rezone to densities up to three units per acre (3du/ac). (81-27)



## EXHIBIT "N"

\* The Board hereby eliminates applicability of Transfer of Development Rights to Conservation Areas.

CONSERVATION AND COASTAL ZONE MANAGEMENT (p. 9)

The 1980 Comprehensive Plan provides adequate protection for areas which have special environmental considerations such as wetlands, water catchment basins and coastal zone areas. The implementation of the resource management techniques necessary for preservation will be funded through existing local, state and federal funding sources. Utilizing ~~Transfer of Development Rights (TDR's) on private property will assist in the resource management effort without the use of public funds. The effective use of this technique will reduce the overall cost of implementing the Plan.~~

CONSERVATION AREAS. (p. 20)

Several conservation areas are shown on the Land Use Plan Map, which are generally wetlands as defined in the Conservation Element of this Plan. Most of the lands so designated are publicly owned. However, some portions of the Loxahatchee Slough, the Corbett Wildlife Preserve, the Holey Lands Area and the Rotenberger Area, remain in private ownership and private owners in these designated conservation areas shall be zoned Agricultural Preservation and shall have all rights given in the Agricultural Preservation District, ~~except that they shall have in addition TDR sending privileges as outlined later in this Plan.~~ Otherwise, uses in the Conservation Areas shall be oriented toward recreation and preservation of natural resources.

TRANSFER OF DEVELOPMENT RIGHTS (beginning with paragraph 3, pp. 55-59)

The Transfer of Development Rights is a mechanism designed to accomplish County policy of protection of agriculture and environmentally sensitive land, redistribution of population densities to use County resources more efficiently and to reduce energy needs during the Planning Period. TDR bonuses are granted to the PUD developer within the USA to accomplish these goals. Development rights may be transferred from areas designated as Reserve, ~~or as Conservation, including the Loxahatchee Slough, but excluding Reference Area 24. Those in conservation have severe limitations upon development potential and should be zoned for even less than Rural Residential densities as Agricultural Production.~~ Nonetheless, in order to provide compensation, any privately owned land designated as Conservation may transfer two dwelling units per five acres (2du/5ac) to a parcel of land within the USA as part of a PUD. Uses in the J.W. Corbett Area, Loxahatchee Slough, West Palm Beach Catchment Area buffer, and Conservation Areas 1 and 2, specifically designated as "Conservation" on the Land Use Plan Map, shall be oriented toward recreation and/or preservation and management of natural resources. Agricultural operations in these areas are not permitted. (82-26) (87-3)

Property owners within the Agricultural Reserve Area have a less severely restricted use potential for their land, and have an Agricultural Residential designation of one dwelling unit per five acres (1du/5ac). (87-3)

In order to encourage Transfer of Development Rights rather than development on the property, the owner of Agricultural



Reserve Area land may transfer four dwelling units per five acres (4du/5ac) to a parcel of land within the USA as part of a PUD. (87-3)

Transfer of Development Rights (TDR) shall be by deed, and no transfer shall be recognized unless the following conditions are met.

1. Transfer must be from a parcel of land located within the Agricultural Reserve Area ~~or--Conservation--Area~~ on the Land Use Plan Map, ~~except--the--Conservation--Area--in Reference--Area--24.~~
2. All development rights for each five acre parcel must be transferred, i.e., the owner may not transfer one unit for the five acre tract and retain other units.
3. The transfer must be to a parcel of land which is within an Urban Service Area.
4. The transfer must be to a parcel of land which is in an approved PUD, within which the transferred densities have been included and amended.
5. All Performance Standards have been met in the approved PUD.
6. All PUD requirements of the Zoning Ordinance have been met.
7. The deed of transfer is recorded with the County in the same manner as a deed for real property.
8. At the time transfer is approved as part of a PUD, the entire area from which transfers will occur shall be designated on the Zoning Map and no additional approvals shall be permitted within the area until deeds of transfer have been filed. (87-3)

Property development rights shall be transferred in perpetuity and the seller shall be entitled to reduction of taxes to a level of agricultural potential only.

Property owners in Agricultural Reserve ~~or--Conservation areas~~ may option or sell TDR's for future transfer and may dispose of land while retaining the development rights. In such cases, TDR's shall be treated in a manner similar to retention of mineral rights and shall be recognized upon recording of a deed in a form approved by the County Attorney. Such TDR's shall remain in limbo until applied to a PUD in accordance with provisions of this Ordinance. (87-3)



## EXHIBIT "O"

The Board hereby deletes from, adds to and modifies the Thoroughfare Plan.

(A) DELETION

- (1) 12th Avenue - south of Camino Real  
LPA: 3-0
- (2) Interchange - at Beeline Highway and the Turnpike  
LPA: 3-0
- (3) Verbiage - "Alt. to Beeline Highway"  
LPA: 3-0
- (4) Summit Boulevard - Parker Avenue to Olive Avenue  
LPA: 3-0
- (5) Haverhill Road - North of Beeline Highway - Delete from Plan (between Beeline Hwy. and Northlake Blvd.)  
LPA: 5-0
- (6) Hood Road - Intracoastal Waterway Crossing-Delete from Plan between Prosperity Farms Road and Ellison Wilson Road  
LPA: 3-0

(B) ADDITION

~~(1)~~

~~(2)~~

- (3) Flying Cow Road - Southern Boulevard to Lake Worth Road - 80' Row  
LPA: 2-1
- (4) Roebuck Road - Loxahatchee River Road to Central Boulevard - 60' Row  
LPA: 3-0
- (5) Silver Beach Road - Congress Avenue to U.S. 1-80' Row  
LPA: 3-0
- (6) Westgate Avenue - Jog Road to Congress Avenue-80' Row  
LPA: 2-1
- (7) Collector Road - Old Central Boulevard to New Frederick Small Road - 80' Row  
LPA: 3-0
- (8) Old Central Boulevard - Donald Ross Road to Central Boulevard (to align with Indian Creek Parkway)-80' Row LPA: 3-0
- (9) Central Boulevard (Long Shore Drive Extension-Tie to north County line with proposed continuity to Island Way in Martin County) - 80' Row and restricted to two lanes LPA: 5-0



- (10) Interchange - Congress Avenue and I-95 (Knight Center, Boca Raton)  
LPA: 3-0
  - (11) Interchange - Central Boulevard and I-95, located between Hood Road and PGA Blvd.  
LPA: 5-0
  - (12) Interchange - 45th Street and Turnpike  
LPA: 5-0
  - (13) Interchange - Clint Moore Road and Turnpike  
LPA: 4-1
  - (14) Interchange - Hypoluxo Road and Turnpike  
LPA: 4-1
  - (15) Interchange - Forest Hill Boulevard and Turnpike  
LPA: 5-0
  - (16) Interchange - PGA Blvd. & Alt. A-I-A  
LPA: 4-1
  - (17) Interchange - Okeechobee Blvd. & Palm Beach Lakes Blvd.  
LPA: 4-1
  - (18) Interchange - Glades Rd. & Powerline Rd.  
LPA: 4-1
  - (19) South Shore Boulevard - Label existing road on plan  
LPA: 5-0
  - (20) Seminole Pratt-Whitney Road - Label existing road on plan and reduce to 120' Row from Lake Worth Road to Martin County Line  
LPA: 3-2
- (C) CHANGE
- (1) Frederick Small Road - Change alignment west of Military Trail to tie into Donald Ross Road - 120' Row  
LPA: 3-0
  - (2) Lake Ida Road - Swinton Avenue to U.S. 1 - 108' to 80' Row  
LPA: 3-0
  - (3) Donald Ross Road - connection to Beeline Highway  
LPA: 3-0
  - (4) El Clair Ranch Road - Atlantic Ave. to Boynton Beach Blvd. - 120' to 100' Row  
LPA: 3-0
  - (5) All 108' rights of way to be increased to 110' to meet new design sections. Where existing conditions prohibit this change, 108' or 106' may be acceptable.  
LPA: 3-0
  - (6) 25th Street - Australian Avenue to Tamarind Avenue - 120' to 80' Row  
LPA: 3-0
  - (7) Center Street - Indiantown Road to SR 811 - Reduce from 80' to 60' Row  
LPA: 5-0



- (8) Loxahatchee River Road - Center Street to North County Line - Reduce from 80' to 60' Row  
LPA: 5-0

- (9) Frederick Small Road - Intracoastal Waterway Crossing - Motion to amend the "IMPLEMENTATION POLICIES" of the "TRAFFIC CIRCULATION ELEMENT" of the 1980 Comprehensive Plan, amending "POLICY STATEMENTS" OBJECTIVE Ia of the Traffic Circulation Element by adding a new paragraph 8 to read as follows:

Traffic Circulation Element by adding a new paragraph 8 to read as follows:

8. The policy of Palm Beach County shall be to widen and improve the Intracoastal Waterway Bridges at Donald Ross Road and Indiantown Road to their ultimate carrying capacities. Further, no construction of other bridges over the Intracoastal Waterway north of Donald Ross Road shall be started until both of these widened bridges are operating at Level of Service "D", or if either widened bridge is operating at Level of Service "E".

The above language shall also be inserted into the Future Land Use Element as a Special Policy.

LPA: 5-0

- (10) Modifications to University Parkway

1. Tie University Parkway into S.R. 7 at Delray West Road (Atlantic Avenue).
2. Remove University Parkway from north of Delray West Road to Lake Worth Road.
3. Remove Boynton Beach Boulevard from S.R. 7 to University Parkway.
4. Reduce University Parkway Right-of-Way to 120' from Delray West Road to Broward County line.

LPA: 3-2



## EXHIBIT "P"

The Board hereby changes language of Traffic Circulation Element.

(A) CHANGEREVISE OR ADD TO SECTIONS 3, 4, & 6, FUTURE RIGHTS-OF-WAY PROTECTION - PAGES 118 & 119:

## (1) Section 3: Right-of-Way Location

The centerline of the rights-of-way shown on the Thoroughfare Right-of-Way Protection Map normally coincides with land division lines, such as township lines, section lines, quarter section lines and other normal sectional division lines. The centerline of a corridor shall generally be the centerline of existing rights-of-way, or the centerline as shown on the recorded thoroughfare right-of-way map, or as shown on the precise alignment ordinance established as prescribed in Section 4 or shown on subdivisions plats and rights-of-way maps ~~recorded-after-adoption-of-the Traffic-Circulation-Element~~ (except where a right-of-way cannot be established symmetrically along a normal sectional division line due to physical barriers such as lakes, waterways, canals, railroads, expressways, electrical transmission facilities and structures) the right-of-way shall be located adjacent to and compatible with the barrier. The centerline for rights-of-way shall be, the centerline of the existing right-of-way projected through the extended right-of-way, unless otherwise established by precise alignment.

LPA: 3-0

## (2) Section 4: Precise Alignment

The County Engineer shall conduct on a continuing basis, alignment studies and surveys required to establish the precise alignment of all rights-of-way shown on the Thoroughfare Right-of-Way Protection Map not previously established. The study and survey data shall be presented to the Board of County Commissioners for approval at a public hearing according to State Statutes ~~adoption-by-ordinance-incorporating-the description-and-corridor-identification~~. Upon approval ~~adoption~~ by the Board, the alignment Ordinance shall be recorded in the official records of Palm Beach County, Florida."

LPA: 3-0

(3)

(4) RESTATE POLICY STATEMENT 1 - PAGE 123:

Construction of new arterials ~~or and~~ collectors ~~streets~~ shall be ~~in-conformance-with-the-adopted-Year-2000 Transportation-Systems-Plan-Highways-Part-A-or-B~~ consistent with the Thoroughfare Right-of-Way Protection Map. In addition, where public safety is threatened by the inadequacy of any street, transportation projects designed to eliminate or reduce the hazard may be promulgated.

LPA: 3-0

(5) RESTATE POLICY STATEMENT 2 - PAGE 127:



The proposed extension of State Road 7 north of Okeechobee Boulevard should be supported only when all other ~~available~~ alternatives for handling future traffic have been considered and existing north-south arterials and expressways have ~~reached their potential capacity~~ exceeded their desired Level of Service. Special consideration for the protection of the wetlands and surrounding environment must be given proper attention and all necessary permits must be obtained from the appropriate agencies before the proposed extension of State Road 7 north of Okeechobee Boulevard is constructed.

LPA: 4-0

- (6) REPLACE LEVEL OF SERVICE "C" DESIGN CAPACITIES ON PAGE 129 WITH THE FOLLOWING TABLE THAT IS IN TRAFFIC PERFORMANCE STANDARDS ORDINANCE:

MAXIMUM SERVICE VOLUME  
LEVEL OF SERVICE "C". (ADT)

<u>DESIGN TYPE</u>	<u>CAPACITY</u>	<u>DESIGN TYPE</u>	<u>CAPACITY</u>
Two Lane (two-way)	13,100	Four Lane Expressway	
63,300			
Four Lane (divided)	30,000	Six Lane Expressway	
95,000			
Five Lane (undivided)	30,000	Eight Lane Expressway	
126,700			
Six Lane (divided)	46,400		

LPA: 4-0

- (7) MODIFICATION TO SECTIONS - EXHIBIT M117c

Modifications to special intersection treatments and cross sections. These graphics are part of the Thoroughfare Plan Right-of-Way Protection Map.

LPA: 4-0



## EXHIBIT "Q"

The Board hereby modifies Threshold Consistency definition of Definitions section of Administration.

Modify Threshold Consistency definition to Definitions section of Administration (p. 2).

Comprehensive-Plan Threshold Consistency. Staff A determination ~~that a proposed development project meets minimum requirements for zoning certification.~~ by the Department of Planning, Zoning, and Building that any application for rezoning and/or special exception, sub-division preliminary plat or site plan that seeks a development order authorizing the development of land has submitted all of the technical information required by the Plan. The technical information provided must be accurate and complete in order for certification to occur. Certification of technical consistency for any application does not constitute support or approval by staff of any project or request included in an application.

FILE:CPAMENDPROC\ORD89CPA.1